



**17 Ward Crescent
Red Deer, Alberta**

MLS # A2153444



\$559,000

Division:	West Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,339 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer & dryer, any existing window coverings.

Welcome to 17 Ward Crescent, this home is found in a quiet close location in the desirable subdivision of West Park and faces a large green space. The home sits on a large pie-shaped lot with over 10,000 square feet. There is an oversized double detached garage (28 x 28) that is heated, insulated and has a 20 AMP panel. Even with a large detached garage, there is still plenty of yard space and more room to park a RV and extra vehicles. Walk into the spacious entrance of this move-in ready home and you are greeted by a beautiful slate tile and onto the extra-large living room with a beautiful hardwood flooring. The kitchen has been renovated and offers beautiful cherry wood cabinets with plenty of counterspace finished off with granite countertops and an updated appliance package. The kitchen is open to the dining room area, which makes this a great space to entertain your friends or spend time with the family. Off the kitchen walk out in the sunroom and enjoy endless room for entertaining or reading and lounging in the sun. On the upper level, you will find a good-sized primary suite with two more good-sized bedrooms completed with new carpet. The third level offers a great family with a wood burning fireplace and a fourth bedroom. The home has an abundance of large windows to let the natural sunlight pour through. The fourth level is great for storage or potential development. The home has many updates and upgrades to include Central Air Conditioning, new carpet, freshly painted and interior trim, updated kitchen cabinets, roof was redone in approximately 2010, new hot water tank in approximately 2010, updated lighting to LED lights, several windows have been replaced, new carpets, new dishwasher, stove and microwave.