



**38 Duncan Crescent
Red Deer, Alberta**

MLS # A2200470



\$395,000

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,241 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: none

Welcome to 38 Duncan Crescent! Brand new furnace and hot water heater makes this home a great find! This recently improved 4 level split is located in Deer Park Village in close proximity to schools, shopping, parks and recreation. Recent improvements include paint, new furnace, new hot water heater and new flooring throughout. You are going to love the main floor which has new kitchen cabinets and countertops, tiled backsplash, a large living and dining room with vaulted ceiling, main floor laundry closet and just up a few steps are two good sized bedrooms and a 4 piece bath. The third level conveniently boasts a separate side entrance with 2 bedrooms, and a four piece bath and is fully above grade. The fourth level has a large family room, kitchen, and another 4 piece bath, family room, and laundry utility room. That's right there are 4 bedrooms and 3 full bathrooms in this house. The suite is illegal. Fenced yard with extra parking in the rear and a paved front driveway.