



GRASSROOTS
REALTY GROUP

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**76 Reeves Crescent
Red Deer, Alberta**

MLS # A2211935



\$424,900

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Rosedale Estates | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,165 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Wetlands | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | High Efficiency | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | See Remarks | LLD: | - |
| Exterior: | Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, No Animal Home, No Smoking Home, Vaulted Ceiling(s) | | |

Inclusions: N/A

Original Owners & Exceptionally Well-Maintained Home on a Massive Lot! Welcome to this charming and lovingly cared-for 4-Level Split, nestled on an extra-large 88x116 lot—perfect for your dream garage, RV parking, or future expansion plans! This home offers 3 finished levels and features 3 spacious bedrooms and 2 full bathrooms on the upper level, A bright main level with a welcoming kitchen and living room and a cozy third level featuring a large family room with a gas fireplace, a 3-piece bathroom, and a laundry room Recent upgrades include: NTI System combination furnace/boiler/water heater (approx. 3 years old) Shingles on both house and garage (also approx. 3 years old) Pride of ownership shines throughout this solid home. Whether you're looking to move in as-is or dreaming of future upgrades, this property offers incredible space, functionality, and potential in a family-friendly neighborhood.