

194 Jasper Crescent  
Red Deer, Alberta

MLS # A2236405



## \$449,900

<b>Division:</b>	Johnstone Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Quad or More Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

Walk out bi-level in Johnstone Crossing! Step into style and sustainability with this 1174 sq. ft. bi-level gem tucked away on a quiet close in family-friendly Johnstone Crossing, just steps from green space and a playground. Built in 2008 with energy efficiency in mind, this home offers a bright, open-concept main floor featuring a spacious living room, dining area and a kitchen with eating bar and stainless-steel appliances. The primary bedroom boasts a walk-in closet, 4-piece ensuite and a private access to the covered rear deck perfect for BBQs and relaxing evenings. A second bedroom and full bath complete the main level. Downstairs, you will find 2 additional bedrooms, a wet bar nook, full bath with jetted tub and cozy in-floor heating. There is also a separate entry to the basement, built-in entertainment centre, laundry hookups on both levels and plenty of thoughtful touches throughout. Outside, the private backyard features a covered deck, a patio with built-in bench seating, and ample storage under the deck for all your extras. A beautiful, covered veranda at the front as well! And do not miss the impressive 24x24 heated shop with high ceilings, individual overhead doors, 220 power, insulation and built-in cabinetry - ideal for any hobbyist or tradesperson. This home has been cleaned and is move-in ready. With its energy-efficient features, functional layout and premium extras, this one checks all the boxes. Updates/Features include AC, Hot water on demand, Water filtration system, some new flooring and some new paint, shingles are approximately 5 years old and were checked.