

**4535 Moore Crescent  
Red Deer, Alberta**

**MLS # A2236683**

# \$390,000



<b>Division:</b>	Waskasoo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,885 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Storage		

<b>Inclusions:</b>	N/A
--------------------	-----

A little work will go a long way! Vacant and waiting for the new owners! What a great location, steps from the Red Deer River, city walking/biking trails, numerous parks, numerous schools, and most amenities is where you will find your next investment property. There are a lot of upgrades to this home, and with a little love, time and some investment money, this property could be a jewel in the neighbourhood. The potential is endless, so bring your imagination and come and have a look!