

71 Good Crescent  
Red Deer, Alberta

MLS # A2265026



## \$329,900

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                     |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 1,102 sq.ft.                 | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                    |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Lawn |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding             | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks              |                   |     |

**Inclusions:** N/A

Welcome to 71 Good Crescent ! This would be a great starter home. It has been completely repainted. All the flooring has been replaced. The plumbing has been replaced with PEX. The main bathroom has a new sink & tub. The furnace was replaced in 2011 and shingles replaced were replaced approx. 2012. This house shows well