

## 1 Duval Crescent Red Deer, Alberta

MLS # A2279701



# \$399,900

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Hood Range, Dishwasher, All Window Coverings, Shelving in Basement Hallway, Shelving in Basement Bedroom, Built-In Work Bench in Basement Bedroom, Washer + Dryer, Garage Door Opener + Remote(s), Electric Heater in Garage, Built-In Work Benches & Shelving in Garage, Planter Box

Fully Finished Bi-Level with Detached Double Garage on a Corner Lot in Deer Park The tiled front entrance leads you up to the bright & open main floor with vaulted ceilings and large windows allowing for plenty of natural light. The kitchen offers a center island, tiled flooring, ample cupboard and counter space, stainless steel appliances, and an adjoining dining area that can easily accommodate large family gatherings. The living room features laminate flooring, a cozy gas fireplace, and access to the east facing backyard. Down the hall you will find the good-sized primary bedroom, 4-pc bathroom, and second bedroom. The cozy fully developed basement includes two spacious bedrooms, large family room, a renovated 3-piece bathroom with a luxury tile shower, and understairs storage. The backyard is fully fenced and landscaped. Complete with underdeck storage, garden box, and access to your Detached Heated Double Garage. Recent Updates: Deck & Front Step - refinished & stained w/ high quality aluminum railings, Fence Stain, Landscape Matting & Rock on both sides of the home, New Garden Box, Mulch & Raspberry Bush This home is located in a family friendly neighborhood, close to schools, parks, walking trails, shopping, & public transit.