

**50 Denovan Crescent
Red Deer, Alberta**

MLS # A2285516



\$499,000

Division:	Deer Park Village	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,834 sq.ft.	Age: 1987 (39 yrs old)
Beds:	6	Baths: 3 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.13 Acre	
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped	

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions:	Fridge, stove, built in dishwasher, microwave, washer & dryer, blinds, garage door opener & control, shed, firepit
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Welcome to the wonderful 2-story 6 bedroom + 3 1/2 bath home nestled in a quiet crescent in desirable Deer Park! Step inside to an inviting d'ecor and a stunning vaulted ceiling in the front living room, seamlessly open to the dining area — perfect for entertaining. The spacious kitchen is a delight, featuring a premium Chef fridge & freezer, center island, pantry, and large windows with a breakfast nook overlooking the private backyard. The cozy family room, complete with a charming wood-burning fireplace. Patio doors lead to a deck designed for hosting summer BBQs in the sunny south-facing backyard. This outdoor oasis offers exceptional privacy, mature landscaping, a dog run, firepit, and even an outdoor movie screen. Upstairs, you'll find three generous bedrooms and a full 4-piece bathroom, including a spacious primary retreat with its own 4-piece ensuite and double closets. The fully developed lower level offers three additional bedrooms, one with a large walk-in closet! A den/flex room, another comfortable family room with built-in office/desk area, and an additional bathroom — providing excellent space for a growing family or guests. Recent upgrades include a newer furnace and hot water tank, roughed-in air conditioning, and durable 25-year shingles installed in 2008. This exceptional home combines comfort, functionality, and outdoor living in a peaceful family-friendly location. Outdoor pictures are from a couple years ago a few branches have been removed.