

## 14 Dumas Crescent Red Deer, Alberta

**MLS # A2215339**


# \$509,900

<b>Division:</b>	Deer Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** fridge, stove, dishwasher, microwave built in, washer & dryer, kitchen table w/6chair and matching hutch, living room couch recliner & end tables, Gazebo, on deck with outdoor chairs.

**\*\*Perfect Home on a Quiet Crescent!\*\*** Welcome to this stunning bi-level home, offering exceptional curb appeal and a stylish, functional open floor plan. Step into the sunken living room, featuring a large, bright space with double vaulted ceiling and a exceptional picture window(\* living room furniture included in the price\*\*) The open, airy kitchen boasts a wrap-around eating bar, five stainless steel appliances, Pantry and direct access to your west-facing deck with a gazebo&mdash;ideal for outdoor dining and relaxation. (\*\*The dining room table, chairs, and matching hutch are also included in price\*\*) Completing the main level is convenient MAIN FLOOR LAUNDRY, a spacious KING primary bedroom with a 3-piece ensuite, and an additional bedroom. Downstairs, you&rsquo;ll find a bright and open space with large windows, cozy gas fireplace, underfloor heating, and a generous sitting/Rec room area complete with a built-in wet bar. Behind elegant glass French doors is a massive storage area and flex space&mdash;perfect for a gym, home office, or simply storage. The lower level also features another good-sized bedroom and a 3-piece bathroom. Underfloor heating (both hot water tanks replaced approx. 2021) . Enjoy a beautifully landscaped backyard with a firepit&mdash;perfect for entertaining family and friends. Located in desirable Deer Park on the southeast side of Red Deer, this home is close to schools, shopping, and recreational facilities. note: Alarm system and Wi-Fi thermostat are currently set up with TELUS and maybe transferred to buyer for \$25.00pm. **\*\*Don&rsquo;t miss your chance to own this move-in-ready home with incredible value and included furnishings!\*\***