

**22 Mclevin Crescent  
Red Deer, Alberta**

**MLS # A2235579**



**\$379,900**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Morrisroe Extension                    |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bi-Level                               |               |                   |
| <b>Size:</b>     | 912 sq.ft.                             | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn |               |                   |

|                    |                               |                   |     |
|--------------------|-------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank | <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> | Poured Concrete               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Vinyl Windows                 |                   |     |

**Inclusions:** White Shelving cabinets behind door in Garage, Downstairs Fridge, Blinds

Welcome to the sought after neighborhood of Morrisroe. A Quick Possession is Possible here! Tons of recent Renovations including New Paint, New Windows, New Patio Door, New Shingles have occurred in the last few months! Nestled on a quiet crescent just steps from a park and walking distance to groceries, this well-maintained home is a rare find! From the moment you arrive, the pride of ownership is clear &mdash; the front yard has wonderful curb appeal with beautiful landscaping and established perennials. Inside, the entire home has just been freshly painted, offering a crisp and inviting feel. The main floor features hardwood floors in the living room, a bright south-facing kitchen with freshly painted white cabinetry and plenty of counter space, and a dining area that opens to a relaxing deck through brand-new patio doors. Upstairs you'll find two spacious bedrooms, including the primary bedroom, and a fully renovated 4-piece bath (2022) with a deep soaker tub. The lower level offers two more bedrooms, a brand-new 3 piece bathroom (2025) and a cozy family room &mdash; perfect for kids, teens, or family movie nights. Most plumbing updated (2015), and a new sewer line (2008). This is truly a move-in ready home where the big-ticket items are already done &mdash; just unpack and enjoy!