

56 Haliburton Crescent  
Red Deer, Alberta

MLS # A2239213



\$349,900

|             |                                                                        |            |                   |
|-------------|------------------------------------------------------------------------|------------|-------------------|
| Division:   | Highland Green                                                         |            |                   |
| Type:       | Residential/House                                                      |            |                   |
| Style:      | Bungalow                                                               |            |                   |
| Size:       | 1,146 sq.ft.                                                           | Age:       | 1979 (46 yrs old) |
| Beds:       | 3                                                                      | Baths:     | 2                 |
| Garage:     | Double Garage Detached                                                 |            |                   |
| Lot Size:   | 0.12 Acre                                                              |            |                   |
| Lot Feat:   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Many |            |                   |
| Heating:    | Forced Air                                                             | Water:     | -                 |
| Floors:     | Carpet, Hardwood                                                       | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                                        | Condo Fee: | -                 |
| Basement:   | Full, Partially Finished                                               | LLD:       | -                 |
| Exterior:   | Wood Siding                                                            | Zoning:    | R1                |
| Foundation: | Poured Concrete                                                        | Utilities: | -                 |
| Features:   | Central Vacuum, Separate Entrance                                      |            |                   |

Inclusions: N/A

Welcome to this lovingly maintained bungalow, proudly owned by just two owners. Nestled on a fully fenced lot, with mature landscaping, this home blends timeless 80's character with tasteful modern updates. Step inside to discover a warm and functional layout featuring a cozy living room, spacious dining area, and fresh renovations throughout &mdash; including new paint, updated flooring throughout, light fixtures, and newer appliances. The main floor offers two bathrooms, including a convenient ensuite off the primary bedroom. What was originally a three-bedroom layout now features a generous second bedroom created by removing a dividing wall &mdash; a change that can easily be reversed to restore a third bedroom if needed. Off the kitchen that features a beautiful bay window, you'll find access to both the partially developed basement and a stunning sunroom &mdash; the perfect spot to relax or entertain year-round. The sunroom leads to a private backyard oasis complete with a double detached garage. This property offers a rare combination of character, upgrades, and future potential &mdash; all in a peaceful, established neighborhood that you'll be proud to call home. Step inside to discover even more to love!