

31 George Crescent  
Red Deer, Alberta

MLS # A2241653



# \$410,000

|           |                                                              |        |                   |
|-----------|--------------------------------------------------------------|--------|-------------------|
| Division: | Glendale                                                     |        |                   |
| Type:     | Residential/House                                            |        |                   |
| Style:    | 4 Level Split                                                |        |                   |
| Size:     | 1,036 sq.ft.                                                 | Age:   | 1981 (44 yrs old) |
| Beds:     | 3                                                            | Baths: | 1 full / 1 half   |
| Garage:   | Additional Parking, Attached Carport, Single Garage Detached |        |                   |
| Lot Size: | 0.13 Acre                                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot          |        |                   |

|             |                                                              |            |             |
|-------------|--------------------------------------------------------------|------------|-------------|
| Heating:    | Forced Air, Natural Gas                                      | Water:     | -           |
| Floors:     | Carpet, Laminate, Linoleum                                   | Sewer:     | -           |
| Roof:       | Asphalt Shingle                                              | Condo Fee: | -           |
| Basement:   | Finished, Full                                               | LLD:       | 29-38-27-W4 |
| Exterior:   | Concrete, Vinyl Siding                                       | Zoning:    | R-L         |
| Foundation: | Poured Concrete                                              | Utilities: | -           |
| Features:   | Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s) |            |             |

Inclusions: N/A

This home is looking for a new family, perfect for first time buyers and investors, as the Big Ticket items have been addressed! This home has had some big updates over recent years, including newly installed Central Air, new Furnace & Hot Water Tank, Garage Heater & Electrical Panel in 2023. In addition the kitchen, bathrooms, flooring, windows, paint, roof, eaves, fascia and siding have been updated!

This home has a fantastic layout with two living areas, one featuring a beautiful wood burning fireplace. Primary bedroom is HUGE and has enough room to accommodate a sitting area or whatever you wish. Walk in closet in primary with cheater door to the bathroom & an additional bedroom complete the upper level. Downstairs you'll find a third bedroom with a 2 piece bathroom, and the fourth level is set up nicely for extra storage space and a bright laundry room. The property features LOADS of parking! RV parking, Carport parking with back alley access AND a super single Heated Garage (18'x24'). Outside also boasts gorgeous landscaping, a fully fenced yard and great curb appeal! Close to all amenities and schools, and located on a quiet street.