

**16 Durand Crescent
Red Deer, Alberta**

MLS # A2291527



\$314,900

Division:	Davenport		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	702 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Plug-In		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, AC

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BI-LEVEL TOWNHOME ~ RENOVATED & LOADED WITH UPGRADES ~ NO CONDO FEES ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings ~ Recent updates include; Appliances, central air conditioner, hot water tank, furnace, windows, flooring, paint, light fixtures, blinds and shingles ~ The living room features soaring vaulted ceilings and has a large south facing picture window that allows for plenty of natural light ~ The stylish kitchen offers a functional layout with ample white cabinets, ample counter space including an eating bar, walk in corner pantry, window above the sink and upgraded stainless steel appliances ~ Easily host large gatherings in the dining room with another large picture window and a garden door that leads to the deck and backyard ~ 2 piece main floor bathroom ~ Spacious laundry room with high ceilings, built in shelving and a linen closet ~ The primary bedroom can easily accommodate a king size bed, has ample closet space and is conveniently located next to the 4 piece bathroom with an oversized vanity and built-in linen shelving ~ 2 additional bedrooms are both a generous size with ample closet space ~ Other great features include; operational in-floor heat, central vacuum, move in ready ~ The backyard is landscaped, has a garden shed plus space for storage below the deck and is fully fenced with back alley access ~ Rear parking pad has space for at least two vehicles ~ Located steps to large park with a playground (future school site), easy access to parks, walking trails, schools, and all other amenities ~ Pride of ownership is evident in this well cared for, move in ready home!