

**34 Richards Crescent
Red Deer, Alberta**

MLS # A2292452



\$495,000

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,473 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landsc		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: refrigerator, stove, dishwasher, washer/dryer, microwave

Welcome to this spacious 3 plus-bedroom, 3-bathroom bi-level home located in the desirable Rosedale Estates! With 1,473 sq. ft. of living space and a large 7,079 sq. ft. lot. This home offers plenty of room for your family to grow. The main floor features generous-sized bedrooms, a bright and open living area, and a functional kitchen and dining room perfect for family gatherings. The living room offers a beautiful custom made wood feature wall. The entire home has been freshly painted inside and out. The primary suite includes a 3pc ensuite bathroom with a newly tiled shower for added privacy. Downstairs, you'll find a fully finished basement with a large family room, and a gas fireplace to cozy up to, ideal for entertainment or additional living space. Enjoy the convenience of an attached heated double garage, providing ample storage and protection from the elements. The expansive yard is perfect for outdoor activities, gardening, or simply relaxing in the sunshine, with possible RV parking available. The covered deck gives lots of privacy in your own space. Located just minutes from parks, shopping, schools, and transit, this home offers both comfort and convenience.