

**17 George Crescent  
Red Deer, Alberta**

**MLS # A2296745**



## \$317,000

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, Oversized, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Storage Shed

Discover the perfect blend of comfort, versatility, and convenience in this well-maintained half-duplex in family-friendly Glendale. Offering over 1,028 sq ft of living space on the main level plus a partially finished basement, this attached side-by-side bungalow style home features three spacious bedrooms and a 4-piece bathroom upstairs, along with a versatile lower level complete with a fourth bedroom, 3-piece bathroom, and extra space to develop further. Ideal for extended family or guests. Fully fenced backyard, with a large single detached garage (30' x 15') with alley access. Recent updates include new vinyl plank flooring and paint. Windows, exterior doors and roof shingles on the house have all been upgraded in the last 10 years. Perfectly situated near the G.H. Dawe Community Centre, Woody's Spray Park, playgrounds, schools, shopping, and more, this property is a rare opportunity in a sought-after north Red Deer location.