



GRASSROOTS
REALTY GROUP

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**139 Donnelly Crescent
Red Deer, Alberta**

MLS # A2307576



\$470,000

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,233 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Storage Shed

Located in a desirable, family-friendly neighbourhood close to schools, parks, and everyday amenities, 139 Donnelly Crescent offers a practical layout, solid construction, and excellent flexibility for a range of buyers. This well-designed bi-level features 4 bedrooms and 3 bathrooms, with generous room sizes throughout. The main floor is bright and functional, highlighted by vaulted ceilings that open up the living space. The spacious living room flows into a dining area suited for larger gatherings, while the kitchen provides ample cabinet and counter space for everyday use. A garden door leads to a rear deck with brand new aluminum railings, and 2x6 treated floor overlooking a fully fenced and nicely landscaped yard. The main level includes a comfortable primary bedroom with a walk-in closet and 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully developed lower level adds significant living space, featuring a large family room, a fourth bedroom, a 4-piece bathroom, and a generously sized laundry area with excellent storage. In-floor heating adds comfort, and the walk-up basement entry provides direct access to the backyard—offering strong potential for those considering a separate living space or future rental opportunity. Outside, the property includes mature landscaping with shrubs and perennials, a garden area, and RV parking along the rear fence line. A standout feature is the well-built 24' x 24' insulated garage with 10' ceilings and an 8' overhead door—ideal for storage, projects, or everyday use. The home itself has seen several updates over the years, including shingles, updated windows, a high-efficiency furnace, and on-demand hot water, providing long-term value and peace of mind. Functional, flexible, and well located, this is a solid opportunity for families, investors, or buyers

looking for space and long-term value.