



**76 Dixon Crescent
Red Deer, Alberta**

MLS # A2314582



\$439,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,238 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Storage		

Inclusions: N/A

Welcome to this Beautiful four-level split nestled in the highly sought after community of Deer Park in Red Deer's, southeast neighborhood. Deer Park is loved for its mature trees, quiet streets, parks, schools and unbeatable family-friendly atmosphere. This charming home offers the perfect blend of COMFORT, CHARACTER and thoughtful upgrades, making it an exceptional opportunity for families, entertainers or anyone looking for a move in property with WARMTH and STYLE. Boasting four bedrooms, and two full bathrooms, this home offers a functional multi-level layout designed for both everyday living and entertaining. The moment you step inside, you'll appreciate the many upgrades that enhance the comfort and value throughout the home. The BRIGHT and WELCOMING kitchen features stunning granite countertops, ample cabinetry, stainless appliances, gas stove, and plenty of workspace for cooking!! Central air conditioning keeps home cool and comfortable during summer months, while large windows throughout allow NATURAL LIGHT to pour in year-round! One of the standout features is the detached HEATED GARAGE 20x22 complete with 220V wiring-ideal for hobbyists, mechanics, additional workshop space or simply keeping vehicles warm through Alberta winters. The lower-level family room is the heart of the home, offering a cozy retreat with a beautiful wood burning fireplace that creates the perfect atmosphere for relaxing evenings, movie nights or gathering with friends or family. Outside, enjoy the benefits of a MATURE and BEAUTIFULLY ESTABLISHED neighborhood in desirable SOUTHEAST RED DEER, with easy access to walking trails, shopping, restaurants, schools and recreation. HOT WATER TANK was replaced 3 years ago. There are outside hot and cold taps, cobblestone sitting area, spacious deck, and MOST

WINDOWS have been updated, and FENCED YARD! This is not just a house, it's a home to make new memories.