



**36 Gregson Crescent
Red Deer, Alberta**

MLS # A2315337



\$429,000

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed

Welcome to this beautifully updated 2-storey home tucked away on a quiet crescent and backing onto a beautiful green space, offering added privacy and a peaceful setting. Over the past two years, this home has undergone a remarkable transformation, blending modern updates with character to create a space that is truly move-in ready. The main floor features a functional layout with a bright kitchen, dining area, and comfortable living room highlighted by a cozy wood-burning fireplace. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms and a 4-piece bathroom, providing plenty of room. The fully developed basement offers additional living space with a family room, fourth bedroom, 3-piece bathroom, and laundry/mechanical room. Completing the property is a single attached garage and a desirable location close to parks, walking paths, schools, and amenities. With so many recent improvements already completed, this is a fantastic opportunity to enjoy comfortable family living in a quiet, established neighbourhood. Recent upgrades include shingles (2024), windows, all new PEX plumbing, hot water tank, garage door and opener, updated appliances, flooring, paint, new fence (2025), and new front and back decks.