



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**45 Durand Crescent
Red Deer, Alberta**

MLS # A2315377



\$424,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	880 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Window Coverings, Garage Opener & Remote

Well-maintained 4-bedroom, 2-bathroom home situated on a massive pie-shaped lot in the desirable community of Davenport, backing onto a field for added privacy. The functional main floor offers an open-concept layout featuring a bright kitchen, dining area, and living room, along with two bedrooms and a 4-piece bathroom. The fully developed basement includes a spacious family room, two additional bedrooms, and another full bathroom, providing plenty of room for the whole family. Step outside to enjoy the large rear deck overlooking the fully fenced and landscaped yard complete with a firepit area—perfect for entertaining. The oversized detached garage offers ample parking, workspace, and storage. Conveniently located in a family-friendly neighbourhood close to schools and amenities.