



**37 Denovan Crescent  
Red Deer, Alberta**

**MLS # A2317003**



**\$499,000**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Gated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Central vacuum (no attachments), shed, all window coverings, garage shelving

Welcome to this spacious 4-level split offering an impressive 1,959.42 RMS square feet of living space in the highly sought-after community of Deer Park Village. Featuring 5 bedrooms and 3 bathrooms, this home provides exceptional space for growing families and anyone seeking extra room to live, work, and entertain. The bright and functional layout offers multiple living areas, updated flooring throughout much of the home, and plenty of space for everyday living and family gatherings. The kitchen features ample workspace and a large pantry, while convenient main-floor laundry hookups and a spacious lower-level laundry room with a laundry sink add flexibility and practicality. The primary bedroom includes a private 3-piece ensuite, while the additional bedrooms are generously sized and ideal for family members, guests, or a home office. Recent updates include many upgraded vinyl windows, PEX plumbing, a new cleanout and backflow valve, and shingles replaced in 2017, providing added peace of mind for years to come. Step outside to enjoy the private, fully fenced backyard complete with a large wooden deck, mature landscaping, colourful flower beds, and a spacious storage shed. The insulated double attached garage, RV parking, and additional storage options provide plenty of room for vehicles, trailers, toys, and hobbies. Ideally located close to schools, parks, walking trails, shopping, and other amenities, this Deer Park Village home offers the perfect combination of space, comfort, and convenience. Opportunities to own a nearly 2,000 sq. ft., 5-bedroom home in one of Red Deer's most desirable neighbourhoods are rare&mdash;don't miss your chance to make this exceptional property your next home.