



**67 Newcombe Crescent
Red Deer, Alberta**

MLS # A2318284

\$379,000



Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: Curtain rods, blinds, garage remote control unit

This home offers all the attributes buyers look for in a property: affordability, a central location, a 2-car garage, and a basement with a separate entrance. This bi-level features 5 bedrooms, 2.5 bathrooms, and an illegal basement suite, providing flexibility for extended family. Conveniently located with easy access to Highway 2, the property is close to the Dawe Recreation Centre, schools, parks, the RCMP detachment, Parkland Mall, Walmart, dental offices, gas stations, and public transit. The main floor features a functional layout with recently painted pearl cabinetry in the kitchen, original oak-look vinyl flooring, and a dining area with access to the rear deck. A fireplace adds character to the main living area. The basement includes two bedrooms, a full bathroom, and the illegal suite with separate access. Additional features include a paved driveway, wood/aluminum windows, and drop ceilings in the lower level.