



**GRASSROOTS**  
REALTY GROUP

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**27 Warwick Drive  
Red Deer, Alberta**

**MLS # A2319875**



**\$729,000**

<b>Division:</b>	West Lloydminster City		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Suspended Ceiling		

**Inclusions:** extra fridge in basement, fridge & freezer in garage, dining room table, all the furniture in the sunroom / deck including gas bbq

Visit Realtor website for additional information. Welcome to West Park Estates, where homes in this location rarely come available. Perfectly positioned across from the Red Deer River and extensive walking trails, this beautifully updated bi-level offers central air, a walk-out basement, heated double detached garage, mature landscaped yard, and a long list of recent improvements. Combining classic character with modern updates, it's a home that feels just as impressive inside as the setting that surrounds it. From the moment you arrive, you'll appreciate the timeless brick and stucco exterior, covered carport, and heated double detached garage. The mature backyard is a gardener's paradise featuring crab apple trees, raspberry bushes, a large garden plot, greenhouse, storage shed, and plenty of space to relax and enjoy the outdoors. Inside, fresh paint, updated flooring, new lighting, zebra blinds, and upgraded countertops complement the beautifully refinished original mahogany trim and doors. Natural light pours into the front living room through a massive picture window showcasing views of the river and trail system, while a striking transom window adds even more character and charm. The dining area features luxury vinyl plank flooring and patio door access to a huge sunroom and outdoor entertaining space complete with a natural gas BBQ. The kitchen perfectly balances classic and contemporary design with oak upper cabinets, stylish forest-green lower cabinetry, quartz countertops, a farmhouse sink, updated fixtures, and newer appliances. The main floor offers three bedrooms, including a spacious primary retreat overlooking the backyard gardens. The beautifully renovated 3-piece ensuite features a custom tile and glass walk-in shower, updated vanity, flooring, and lighting. Two additional bedrooms provide space for family, guests, or a home office, while

the main bathroom has also been updated with granite countertops, an undermount sink, built-in medicine cabinet, and updated flooring. Downstairs, the fully developed basement features a large family room anchored by a stunning floor-to-ceiling stone wood-burning fireplace with built-in mahogany cabinetry and shelving. Large windows continue to capture views of the river and trails. The oversized laundry and utility room offers exceptional storage, a laundry sink, built-in backsplash, newer LG washer and dryer, additional refrigerator and freezer, multiple storage closets, and direct access to the backyard. This is a rare opportunity to own a beautifully updated home in one of Red Deer's most desirable locations, where river views, walking trails, mature landscaping, and timeless craftsmanship come together to create an exceptional lifestyle