



**9 Archibald Crescent
Red Deer, Alberta**

MLS # A2320453



\$589,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,322 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Private, Rectangular Lot, T		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry		

Inclusions: Stove, Fridge, Microwave, Dishwasher, Washer, Dryer, Air conditioner, Garage Remotes

Well-maintained 6-bedroom, 3-bathroom bi-level in Anders Park East, Red Deer, Alberta. At 1,322 square feet above grade, this home offers two living rooms, six true bedrooms, and a double attached garage, a combination that's genuinely hard to find in south Red Deer. Fresh paint and refreshed cabinetry give the main level a clean, move-in ready feel. Large windows bring in consistent natural light across the main floor, making the upper living area feel open and comfortable year-round. The layout works well for larger families, or buyers who need dedicated space for a home office, gym, or room for guests. The landscaped backyard is designed for privacy, with mature greenery that creates separation from neighbouring properties. It's a functional outdoor space that's ready to use without a renovation project waiting for you. Anders Park East sits in the heart of south Red Deer, with convenient access to 30th Avenue shopping and services, multiple parks and walking trails, Red Deer Polytechnic, Collicutt Centre, and several schools. Daily errands, recreation, and commuting routes are all within a short drive or walk from Archibald Crescent. A practical, well-laid-out home in an established south Red Deer neighbourhood, space, storage, and a location that delivers on convenience.