



**25 Caribou Crescent
Red Deer, Alberta**

MLS # A2323885

\$559,900



Division:	Clearview Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,374 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Window coverings

Welcome to Caribou Crescent. Great location in one of Red Deer's sought after neighborhoods offering all you will need. Schools, shopping, restaurants, parks and the Red Deer river valley and trail system close by make for a perfect location. Fully developed with 4 bedrooms 3 bathrooms and a floor plan your sure to enjoy. Spacious kitchen, 10' ceilings, large island and plenty of cabinets, wine rack, corner pantry and stainless steel appliances. Large dining area overlooking the back yard complete with access to the deck. Living room features a gas fire place with mantel, vaulted ceilings that give you a sense of space. Enhanced vinyl plank flooring through out the main add to this modern decor. Main floor laundry room with extra shelving, built in vac with 2 dustpans for the entrance way and the kitchen. All closets feature double clothes hangers. Primary bedroom is 16' with a 4 PC ensuite and walk in closet. Access to basement level from front entrance with a feathered staircase leads to good size rec/family room with plenty of space to entertain and 2 large bedrooms complete with a 3 PC bathroom. Enjoy this large back yard that is completely fenced with low maintenance white vinyl fencing, gravel with fire pit area to enjoy those summer nights. Come take a look, this just may well be your future family home.