



GRASSROOTS
REALTY GROUP

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**67 Durand Crescent
Red Deer, Alberta**

MLS # A2323959



\$379,900

Division:	Davenport		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-N

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS

FULLY DEVELOPED ~ 3 BEDROOM, 3 BATHROOM 2-STOREY ~ MOVE IN READY ~ Recent updates include; New paint, new flooring , new light fixtures, shingles replaced (approx. 5 years ago), hot water tank (replaced approx. 6 years ago) ~ Wrap around covered front veranda welcomes you and leads to a bright and welcoming foyer ~ The living room features a large south facing window that allows natural light to fill the space, and opens to the formal dining area ~ The kitchen offers a functional layout with plenty of white cabinets accented with crown moulding, ample counter space, full tile backsplash, large pantry and space for an eating area ~ Rear entry offers easy access to the huge deck, lower patio and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has dual closets with tons of space ~ 2 additional bedrooms are both a generous size with ample closet space ~ 4 piece bathroom centrally located to the bedrooms ~ The fully developed basement has a bright and spacious family room plus a flex space, 3 piece bathroom with a walk-in shower, laundry, and ample storage space throughout ~ The backyard is landscaped, fully fenced with back alley access, includes a shed for storage and backs on to a gated 55+ community ~ Large rear parking pad has space for at least two vehicles with potential RV parking ~ Located in desirable south east Red Deer, close to shopping, parks, playgrounds and schools with easy access to all other amenities ~ Pride of ownership is evident in this well cared for home!