



**91 Hill Crescent
Red Deer, Alberta**

MLS # A2326205



\$495,000

Division:	Highland Green Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	RV Access/Parking, Triple Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pie Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, window coverings, washer, dryer, shed, garden hoses.

Welcome to this spacious 3,047 sq. ft. two-storey home situated on an incredible 10,948 sq. ft. lot with unobstructed views of the Red Deer River Valley. This well-maintained property offers room for the whole family with a functional layout, generous room sizes, and abundant storage throughout. The main floor features a large entryway with a coat closet, an oversized living room with a bay window and a second sitting area/den with a wood-burning fireplace insert. The floorplan is ideal for entertaining. A spacious U-shaped kitchen with solid wood cabinetry, a pantry, and a window at the sink overlooking the yard, plus a large dining area with newer flooring and big enough to fit an 8-person table. The good-sized eating area has patio doors leading to the covered deck and a massive, southwest-facing backyard. There is also a nicely sized laundry area on the main floor for your convenience. Upstairs, you’ll find a spacious primary bedroom that fits a king size bed, with his-and-hers closets and a 2-piece ensuite, along with three additional large bedrooms and a full 4-piece bathroom. The fully developed basement offers a large family room, two additional bedrooms with 8ft closets, an office, a 3-piece bathroom, a cold room, a large storage room, and plenty of built-in shelving. Brand new carpet in the basement. Outside, enjoy one of the largest lots in the crescent, complete with mature trees, raspberry bushes, saskatoons and garden boxes, RV parking with gate access, a gazebo pad. The covered deck was repainted last year and has iron railings. Just off the deck there is built-in outdoor storage for blue box and bins with easy access. The large, detached triple garage (1,008 sq. ft.) is insulated, heated, and includes shelving. Additional features include air conditioning on the upper level, central vacuum, security system, newer shingles (approximately 5 years old), newer hot water

tank (2025), newer UV-treated shatter-resistant large windows, Ribbon Mahogany closets throughout the home, Hardie Board siding. The furnace in the garage and water treatment system are included and sold as-is. A rare opportunity to own a well-maintained home with exceptional space, storage, parking, and breathtaking valley views in a desirable family-friendly location close to schools, a community center and all amenities.