



GRASSROOTS
REALTY GROUP

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**69 Durand Crescent
Red Deer, Alberta**

MLS # A2326437



\$379,500

Division:	Davenport		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-N
Utilities:	-

Inclusions: All blinds and window coverings

This well maintained, charming bungalow is sure to impress! Offering 1,072 sq. ft. of comfortable living, this 3+1 bedroom, home is an ideal choice for seniors, empty nesters, first-time buyers, or anyone seeking a well-kept and affordable property in a desirable neighborhood. The main floor features a bright, open layout with a welcoming living room, functional kitchen, and dining area that offers easy access to the deck through patio doors. All appliances and washer and dryer are included, making this home move-in ready and effortless to enjoy. The convenient main-level design supports easy daily living, while the partially finished basement adds excellent potential with an additional bedroom, a 2-piece bathroom, and flexible space perfect for a future family room, hobby area, or extra living space. Outside, the landscaped yard is fully fenced in the back provides a lovely space for relaxing or entertaining. Back alley access provides added convenience. This property is ideally located near schools, shopping, parks, and everyday amenities in South Red Deer. This lovely bungalow features comfort, practicality, and a great location. This home has just been professionally cleaned, and has had both carpet, furnace and duct cleaning completed. This home is move in ready!