



**52 Irving Crescent
Red Deer, Alberta**

MLS # A2326981

\$709,995



Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,286 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Front Dr		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape, See Remark		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Contact Seller Directly

Click brochure link for more details. FOR SALE – Former True-Line Show Home with Two Garages | Quick Possession Available | Move-In Ready Offering 4 bedrooms and 3 full bathrooms, this beautifully designed bi-level features 2 bedrooms on the main floor and 2 additional bedrooms in the fully finished basement, providing an ideal layout for families of all sizes. The bright, open concept main level is perfect for everyday living and entertaining, while the lower level offers a spacious recreation room, theatre room, wet bar, two generously sized bedrooms, and a full bathroom. One of the most impressive features of this property is its rare two garage configuration. The attached 19' x 24' double garage includes built in cabinets and a full mezzanine, providing exceptional storage and workspace. The heated 26' x 28' detached shop is a standout feature, complete with 10 foot side walls, 220-volt power, a floor drain, built in cabinets, and a full mezzanine. Whether you need space for vehicles, a workshop, recreational equipment, or additional storage, this incredible shop offers endless possibilities. Step outside to a beautifully landscaped, low maintenance backyard designed for both relaxation and entertaining. Enjoy the covered deck with three oversized skylights, unwind in the covered hot tub, or spend time in the south facing tomato garden and four oversized raised garden beds. Thoughtfully designed with minimal upkeep in mind, this outdoor space is perfect for busy families who want to enjoy their yard without spending all weekend maintaining it. Situated on a quiet street in desirable south Red Deer, this home is within walking distance of an elementary school and features a west facing front yard. Combining quality craftsmanship, thoughtful updates, exceptional garage space, and outstanding outdoor living, this move in ready former True-Line

Show Home is a rare opportunity. With quick possession available, this exceptional property is ready to welcome its next owners.