



GRASSROOTS
REALTY GROUP

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**149 McDougall Crescent
Red Deer, Alberta**

MLS # A2331221



\$449,900

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,197 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Landscaped, Private, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Dry Bar, Kitchen Island, Open Floorplan, Storage, Wood Counters		

Inclusions: Kitchen Island/Breakfast Bar

Welcome to this charming bi-level tucked away in the highly sought-after Morrisroe Extension! Full of character, thoughtful updates, and whimsical touches, this is the kind of home that instantly feels warm and welcoming. Offering 4 bedrooms and 3 full bathrooms, this home has plenty of space for families of all sizes. The beautifully renovated kitchen (2021) is truly the heart of the home, featuring vinyl plank flooring, ceramic tile, a breakfast bar island, convection microwave oven, garburator, and a delightful coffee nook that's as functional as it is charming. A new refrigerator (2026) completes the space. The cozy living room invites you to unwind beside the wood-burning fireplace, while the fully finished basement offers incredible versatility with a spacious family/games room complete with a built-in bar shelf. You'll also find a large storage room, convenient laundry area, and a flex room that would make an ideal home office, hobby room, craft room, workout space, or den.. IN THE FLEX ROOM, REPLACE THE CURRENT WINDOW WITH A COMPLIANT EGRESS WINDOW, AND IT WOULD FUNCTION AS A FIFTH BEDROOM. The primary bedroom features its own 3-piece ensuite complete with a bidet, while the main 4-piece bathroom offers the luxury of a relaxing rain shower. Step outside and prepare to fall in love. The backyard is bursting with personality and charm, featuring a reclaimed barn wood greenhouse, mature grapevine, apple tree, garden beds, RV parking, and a cozy fire pit for evenings under the stars. A large patio allows for large gatherings. The quaint front porch and mature trees add charm and shade to the front yard, with one tree featuring three swings for outdoor fun. Additional features include a detached double garage, sump pump, and a furnace that was recently professionally serviced and cleaned. If you've been

searching for a home with character, warmth, and a yard that’s every bit as special as the house itself, this Morrisroe Extension gem is one you won’t want to miss!