



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**73 Duncan Crescent
Red Deer, Alberta**

MLS # A2331883



\$500,000

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,850 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Gazebo, Floating Shelves in Living Room, Basement TV Mount

Welcome to 73 Duncan Crescent in Deer Park Village! Situated on a large corner lot, this beautifully maintained 1,850 sq. ft. 4-level split offers an exceptional combination of space, functionality, and thoughtful updates—making it the perfect place to call home. Step inside to discover soaring vaulted ceilings, beautiful hardwood floors, and an abundance of natural light that fills the spacious front living room through large windows. The main level flows effortlessly into the dining area and a well-designed kitchen featuring stainless steel appliances, a large island, plenty of cupboard and counter space, and a convenient view overlooking the family room below. Just off the kitchen, the breakfast nook provides the perfect spot to enjoy your morning coffee while offering direct access to the back deck for easy indoor-outdoor living. On the lower main level, you'll find a generous family room with patio doors leading to the backyard, a third full bathroom, laundry room, and convenient access to the oversized insulated double attached garage. The upper level is home to a spacious primary bedroom complete with a walk-in closet and private 3-piece ensuite, along with two additional bedrooms and a full bathroom. The basement adds even more versatile living space with a large recreation room, fourth bedroom, utility room, and a spacious crawl space that provides exceptional storage. Outside, the large fully fenced backyard is ideal for relaxing or entertaining, featuring a raised deck that leads down to a lower patio with a gazebo, RV parking, and a storage shed. Recent updates include newer shingles (2021), a newer furnace (2020), updated plumbing (2026), updated LED lighting, and new toilets (2026). Located on a quiet crescent in the desirable community of Deer Park Village, this home is just minutes from schools, parks, walking trails, shopping, and a wide variety

of amenities, offering the perfect balance of comfort, convenience, and family-friendly living.