



GRASSROOTS
REALTY GROUP

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**98 Duval Crescent
Red Deer, Alberta**

MLS # A2332051



\$519,500

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,051 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Double Garage Deta		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, None	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub		

Inclusions: Dishwasher Microwave Hood Fan, Refrigerator, Stove, Washer/Dryer, Garage Controls (s), Garage Door Openers, Window coverings, floating shelves, Bar stools in kitchen, Attached Garage Heater

Welcome to 98 Duval Crescent, tucked away in a quiet close in one of Red Deer's most sought-after neighborhoods, Deer Park! This beautifully maintained, one-owner bi-level offers exceptional space, thoughtful design, and endless potential to make it your own. Pride of ownership shines throughout, making this a home you'll be proud to call your own. Step inside and appreciate the incredible sense of openness created by elevated ceilings found throughout the entire home—including the bedrooms and fully finished basement. Combined with an abundance of large windows, natural light fills every room, creating a bright and inviting atmosphere. On the main level, you will find a spacious living room perfect for relaxing or entertaining, along with a thoughtfully designed kitchen offering plenty of cupboard and counter space, newer appliances, pantry space and a bright dining area overlooking the backyard. This level also features two generously sized bedrooms, including the primary retreat complete with a large walk-in closet and elegant recessed ceiling, as well-appointed large four-piece bathroom offers plenty of space and conveniently serves both bedrooms, and main floor laundry. The fully finished basement offers a large family room featuring a WETT-certified pellet stove (complete with documentation) and a convenient wet bar, making it the perfect space for entertaining or family gatherings. Three additional spacious bedrooms and another four-piece bathroom provide plenty of room for family, guests, or a home office. Outside, pride of ownership is evident with the beautifully maintained yard, newer roof, and inviting curb appeal. A true standout feature of this property is the incredible garage spaces. Complete with both a double attached garage and a heated double detached garage, this home offers exceptional versatility for vehicles,

hobbies, storage, or workshop space. Both garages are equipped with 250-volt power—an impressive and valuable feature that’s ready for EV charging, tools, equipment, or future projects. Homes that have been lovingly cared for by their original owners don’t come along often. With its spacious layout, impressive ceiling heights, beautiful natural light, and incredible garage spaces, this Deer Park gem is ready for its next chapter and awaits someone to make it their new home.