



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**90 Duncan Crescent
Red Deer, Alberta**

MLS # A2332756



\$529,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,315 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Paved, Private, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Fridge in basement		

Prepare to be impressed by this immaculate bi-level, proudly showcasing exceptional pride of ownership. Lovingly maintained, meticulously cared for, and thoughtfully updated over the years, this move-in-ready home is a rare find. Situated on an expansive lot in one of Red Deer's most established and sought-after neighbourhoods, this beautiful property is surrounded by mature trees, attractive vinyl fencing, and manicured landscaping. Enjoy an unbeatable location close to shopping, schools, churches, parks, playgrounds, community centres, fitness facilities, walking and biking trails, sports fields, and the nearby fire hall. Everything you need is just minutes away. Parking is second to none, with two garages, extensive additional parking, and a massive 38' x 12' gated RV parking area, providing ample space for vehicles, trailers, boats, recreational toys, and bragging rights. Inside, the classic bi-level design is filled with natural light and complemented by rich hardwood flooring throughout the main level. The spacious living room flows seamlessly into a beautifully appointed kitchen featuring stainless steel appliances, a large island, pantry, and an abundance of quality cabinetry. The bright dining area is surrounded by oversized windows and opens onto a covered 10' x 16' composite deck, creating the perfect space for entertaining or simply relaxing while overlooking the private backyard. The primary bedroom offers a peaceful retreat with its own private 3-piece ensuite, while two additional generously sized bedrooms and a full bathroom with a jetted tub complete the main floor. The fully finished lower level offers incredible versatility with a massive family and recreation room featuring a cozy fireplace and comfortable in-floor heating. Whether you're hosting movie nights, creating a games room, home gym, or play area, there's room for it all. A spacious

fourth bedroom, 3-piece bathroom, additional storage room/den, oversized laundry room with abundant storage and sink, and a convenient walk-up entrance leading to the stamped concrete pad and the 20' x 19' heated hobby garage add even more functionality. Outside, the beautifully maintained yard offers plenty of room for children, pets, gardening, and outdoor gatherings, making it the perfect extension of the home. Recent upgrades provide outstanding value and peace of mind, including a new furnace, hot water tank, water softener, siding, shingles, and windows throughout. This is more than just a house; it's a home that has been cherished by its one and only owner. Combining meticulous care, quality updates, incredible parking, and an unbeatable location, this is a rare opportunity to own a truly special property in one of Red Deer's most desirable communities. Homes like this don't come along often. Come experience it for yourself and discover why you'll feel at home the moment you arrive.