



GRASSROOTS
REALTY GROUP

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**23 Dubois Crescent
Red Deer, Alberta**

MLS # A2333046



\$463,500

Division:	Devonshire		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this beautifully maintained bi-level in the highly sought-after community of Deer Park! Ideally located close to schools, parks, playgrounds, and walking trails, this move-in-ready home offers stylish updates, thoughtful improvements, and exceptional pride of ownership throughout. Step inside to discover a bright, inviting main floor featuring soaring vaulted ceilings, large windows that fill the space with natural light, fresh paint, and new flooring. The spacious living room flows effortlessly into the dining area and functional oak kitchen, complete with abundant cabinetry, generous counter space, a pantry, and convenient access to the backyard. The home offers comfortable bedrooms and updated bathrooms, with both bathrooms recently painted for a fresh, modern feel. Downstairs, the fully finished basement provides a large family room, an ideal space for movie nights or entertaining, a home gym (or 5th bedroom) , and an additional bedroom and storage space to suit your family's needs. Additional updates include a NEW HOT WATER TANK, shingles 2.5 years ago and a newer dishwasher! Outside, you'll appreciate the beautifully maintained yard and the impressive detached garage, perfect for hobbyists, tradespeople, or electric vehicle charging. This home has been exceptionally well cared for and is ready for its next family to enjoy. Combining a fantastic Deer Park location with quality updates and functional living space, 23 Dubois Crescent is truly a must-see.