



GRASSROOTS
REALTY GROUP

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**53 Reeves Crescent
Red Deer, Alberta**

MLS # A2333687



\$439,900

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer & Dryer, All Window Coverings, All attached shelving, TV Mount, Garage door opener & 2 remotes

Welcome to this beautifully maintained and thoughtfully updated home, ideally situated on a quiet crescent just steps from a neighbourhood park. Pride of ownership is evident throughout, with numerous quality upgrades that have transformed this home into a bright, modern, and functional living space. The main floor was professionally renovated in 2022, creating a stunning open-concept layout perfect for both everyday living and entertaining. Vinyl plank flooring flows seamlessly throughout the main level, while the spacious living room is anchored by a cozy wood-burning fireplace and a large front window that fills the space with natural light. The beautifully designed kitchen features medium-stained wood cabinetry, a pantry, a generous dining area, and patio doors leading to the rear deck. The main level also offers three comfortable bedrooms and a well-appointed four-piece bathroom. Downstairs, the fully developed lower level provides a spacious family room with large windows, two more bedrooms (one room lacking a finished closet & trim), and a three-piece bathroom, offering excellent flexibility for growing families or guests. Step outside to enjoy the beautifully landscaped yard, complete with mature trees, a large deck with convenient storage underneath, and an oversized 22' x 24' detached garage built in 2022. Additional updates include vinyl windows installed in 2013 (triple-pane in the living room and primary bedroom, double-pane throughout the remainder of the home), a high-efficiency furnace (2018), hot water tank (2021), upgraded appliances and a washer and dryer (2022). This move-in ready home combines timeless charm with modern updates in a fantastic family-friendly location, making it an exceptional opportunity for its next owners.

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