



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**113 Weddell Crescent
Red Deer, Alberta**

MLS # A2333866



\$709,000

Division:	Westlake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,442 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 113 Weddell Crescent, an exceptional 5-bedroom, 4-bathroom family home in the highly sought-after community of Westlake. Offering over 3,000 square feet of developed living space, this home combines generous space, quality finishes, and an unbeatable location just minutes from Red Deer Polytechnic, Red Deer Regional Hospital, Heritage Ranch, the Red Deer River trail system, and quick access to QEII. The bright and inviting main floor is designed for both everyday living and entertaining, with large west-facing windows filling the home with natural light. The living room is highlighted by a stunning floor-to-ceiling stone fireplace with floating shelves, while the kitchen features quartz countertops, an undermount sink, corner pantry, counter-depth refrigerator, upgraded appliances, and plenty of workspace. A dedicated main floor office provides the perfect work-from-home space, while the functional laundry room offers quartz folding counters, built-in cabinetry, and convenient access to the heated double attached garage with a durable epoxy-coated floor. Upstairs, the oversized primary suite offers a walk-in closet, a peaceful sitting area that's perfect for your morning coffee or yoga, and a beautifully finished 5-piece ensuite complete with heated tile floors, dual sinks, a corner jetted tub, and a curbless tiled shower. One of the additional upstairs bedrooms also features its own walk-in closet, while a full bathroom and spacious bonus room complete the upper level. The fully finished basement is built for entertaining, featuring a large games area, wet bar with a bar fridge and ice maker, in-floor heating, two additional bedrooms, a full bathroom, an oversized storage room, and plenty of extra storage throughout. Step outside to enjoy the partially covered wraparound deck with glass railing and a privacy wall, overlooking the fully fenced backyard with

low-maintenance white vinyl fencing. Additional highlights include central air conditioning (installed approximately 1.5 years ago), excellent curb appeal, and quality finishes throughout. Located in one of Red Deer's most desirable neighbourhoods, Westlake offers parks, playgrounds, walking trails, excellent schools, and convenient access to everything the city has to offer. This is a home you'll be proud to call your own.