



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

65 Hart Crescent S
Red Deer, Alberta

MLS # A2334186



\$365,000

Division:	Highland Green Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,229 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to this classic 4-level split home located in the desirable neighborhood of Highland Green Estates in Red Deer! Great location, backing directly onto a tranquil green space, this property offers incredible privacy and beautiful views right from your backyard. Inside, you will find distinct living areas across four functional levels, giving a growing family plenty of room to spread out. The main floor boasts a bright living area and kitchen, Up top, the upper level houses three comfortable bedrooms, while the lower levels offer versatile spaces ideal for a cozy family room, home office, or hobby area. Step outside to enjoy the peace and quiet of having no rear neighbors, making the backyard a true outdoor sanctuary. Vehicle owners and hobbyists will love the convenience of the detached double-car garage, offering secure parking and extra storage space. Opportunities to buy a property with this prime park-backing location at a great price point don't come around often. Upcoming items being replaced include the front door (frame & window), living room window, and two upper bedroom windows already paid for and scheduled to be replaced in near future.