



GRASSROOTS
REALTY GROUP

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83 Irving Crescent
Red Deer, Alberta

MLS # A2334780



\$579,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,393 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Few Trees, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: gazebo, shed in backyard, tv wall mount(s), window coverings, 2 garage door remotes

This beautiful corner-lot bi-level in Inglewood checks all the boxes: a walkout basement, green space to the West, and a family-friendly location right next to the Don Campbell school! Built in 2005 and meticulously cared for, this 4-bedroom, 2.5 bath home offers an inviting open concept with a bright kitchen, breakfast bar, and spacious dining and living areas that are flooded with natural light from large windows (custom blinds included). The primary suite features a generous walk-in closet with organizers and a gorgeous 5-piece ensuite complete with a soaker tub, separate shower, and a private toilet. From the dining area, step onto the large deck that leads down to a beautifully landscaped, fully fenced yard with a gazebo, fire pit, built-in seating, and sprinkler system. The walkout basement is perfect for gatherings, with big windows, laminate flooring, in-floor heat, and easy access to the backyard. Thoughtful details continue with a large, private laundry room with sink, under-stair storage leading to a well-organized utility room, and a 22'x26' attached garage that is heated and insulated. Additional features include hardwood on the upper level, floor sweep, AC unit, 100-amp service, and custom window coverings throughout. This property backs onto treed greenspace with no rear neighbours, offers quick access to the school and nearby amenities, and is truly move-in ready.