



GRASSROOTS
REALTY GROUP

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**88 Valentine Crescent
Red Deer, Alberta**

MLS # A2335618



\$519,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Front Yard, Lawn, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

If you've been searching for a home where you can simply move in and start enjoying it, this one deserves a spot on your list ~ From the moment you walk through the front door, the vaulted ceilings and large windows make the main living area feel bright, open, and welcoming. The gas fireplace adds a cozy touch during the winter, while the hardwood floors give the space a warm, finished feel. The kitchen is practical without feeling cramped ~ There's plenty of counter space for meal prep, newer appliances, a raised eating bar for busy mornings, and a dining area that's just as comfortable for family dinners as it is when friends or relatives stop by ~ One of the biggest advantages of this home is having three bedrooms on the main floor. That's a layout many families are searching for but don't always find. The primary bedroom includes a walk-in closet and its own ensuite, while the other two bedrooms are ideal for kids, guests, or even a home office ~ The walkout basement gives you even more room to spread out. With two separate living areas, another bedroom, and a full bathroom, there's plenty of flexibility whether you have teenagers, overnight guests, or simply want a second place to relax at the end of the day ~ Outside, you'll appreciate having both an upper deck for BBQ season and a covered patio below when you'd rather sit in the shade. The home backs onto a strip of greenspace with a road beyond it, so you won't have neighbours looking directly into your backyard ~ Vanier Woods has remained one of Red Deer's most sought-after neighbourhoods because it's simply convenient. Parks, walking trails, schools, shopping, and everyday amenities are all just minutes away, making day-to-day life that much easier ~ If you've been hoping to find a clean, well-maintained walkout

bi-level with a double attached garage in a neighbourhood families love, this is one you’ll want to experience in person.