



GRASSROOTS
REALTY GROUP

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**34 Duffield Avenue
Red Deer, Alberta**

MLS # A2336095



\$525,000

Division:	Devonshire		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher B/I, Microwave. Window Coverings, Blinds, Garage Door Opener and 1 control, Central Vacuum and attachments, Air Conditioning Unit

AMAZING FAMILY HOME IN A GREAT LOCATION WITH IMMEDIATE POSSESSION! Welcome to this gorgeous 5-bedroom, 3-bathroom bungalow in the family-friendly community of Devonshire. Ideally located just steps from a large park and close to schools, the Collicutt Centre, and Deer Park Shopping Centre. A spacious foyer welcomes you into the bright main floor featuring vaulted ceilings and hardwood flooring throughout, with the exception of the bathrooms. The spacious living and dining areas showcase a beautiful 3-sided fireplace, creating a warm and inviting space for family gatherings and entertaining. The kitchen features maple cabinetry, granite (Transformation) countertops, full tile backsplash, stainless steel appliances, and a large island with electrical. The spacious primary bedroom offers a 4-piece ensuite with granite countertops (Transformation) and generous walk-in closet, while two additional bedrooms and 4 piece bathroom (with granite countertops) provide plenty of space for family or guests. The fully finished basement features a massive family room with newer Flexi-Mount flooring, two additional bedrooms, and a full bathroom. The large, versatile laundry/craft room includes a stackable washer and dryer, sink with tap, built-in desk, and cabinets. Outside, enjoy a beautifully landscaped and fully fenced private backyard with mature cherry trees, perennials, raised garden beds, and a covered deck with a new roof. The perfect space for summer evenings around the fire pit or entertaining family and friends. Additional features include a heated and insulated garage, central air conditioning, underground sprinklers front and back, central vacuum, and operational in-floor basement heat. New roof shingles installed in 2025. A wonderful family home in an exceptional location—move in, settle in, and start making memories!

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