



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**165 WILSON Crescent**  
**Red Deer, Alberta**

**MLS # A2336706**



**\$442,500**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Park                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | Bi-Level                                                                      |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.                                                                  | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 5                                                                             | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street, RV Access/Parking                         |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot, Street L |               |                   |

|                    |                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Aluminum Siding , Brick, Concrete                                              | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Storage |                   |     |

**Inclusions:** N/A

165 Wilson Crescent &mdash; Westpark Welcome to 165 Wilson Crescent, nestled in the highly sought-after community of Westpark! This fully developed bi-level offers over 1,500 sq. ft. of living space, featuring 5 spacious bedrooms, 3 full bathrooms, and a double detached garage. From the moment you step inside, you'll appreciate the open layout, generous room sizes, and thoughtful updates throughout. Recent improvements include new countertops, newer appliances, flooring throughout, modern lighting, replaced skylights, new drywall, new faucets, vanities and toilets, (not ensuite) and fresh paint, creating a clean, contemporary feel while maintaining the home's charm and character. The primary bedroom is a true retreat, complete with a private hot tub room, while the additional sunroom/flex space with skylights provides a bright and versatile area to enjoy natural light in every season. Outside, you'll find a mature, fully fenced yard with a BBQ pad and gas hookup, perfect for summer entertaining. The property also offers RV parking, adding valuable convenience for your recreational vehicles and guests. The double detached garage features newer shingles and a 220V plug, making it a fantastic space for projects, hobbies, or additional parking. Location is everything, and this home delivers! Within walking distance to schools, parks, walking trails, Red Deer Polytechnic, the hospital, and downtown, plus quick access to Highway 2, you'll love the convenience of this exceptional Westpark location. A well-updated home, a great yard, excellent parking, and an unbeatable location&mdash;165 Wilson Crescent is ready to welcome you home!