



GRASSROOTS
REALTY GROUP

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**44 Osler Crescent
Red Deer, Alberta**

MLS # A2337304



\$384,500

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks, Street Lighting		

Heating:	In Floor, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Primary Downstairs, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: STOVE, FRIDGE, DISHWASHER, WASHER/DRYER, WINDOW COVERINGS, A/C, GARAGE DOOR OPENER & 1 CONTROL

This charming home is an ideal choice for both young professionals and empty nesters, featuring a spacious open floor plan on the main level that's perfect for entertaining. The layout includes a large office/bedroom at the front, providing a private space for clients or remote work. Convenience is key with main floor laundry and a 2-piece bath, ensuring ease of access for both residents and guests. Downstairs, you'll find a cozy family room, perfect for movie nights, along with a generous primary bedroom that boasts a walk-in closet and a 3-piece ensuite. An additional bedroom and a second 4-piece bath add to the functionality of this level. Outside, the property features a 2-car insulated and drywalled garage with shelving, alongside a beautifully landscaped fenced yard, creating an inviting outdoor retreat. With newer systems including a furnace and air conditioner, recently replaced shingles, and under-floor heating, this home offers both comfort and modern amenities, making it a wonderful place to settle down.