



GRASSROOTS
REALTY GROUP

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**7 Halman Crescent
Red Deer, Alberta**

MLS # A2339216



\$379,900

Division:	Highland Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Vinyl Plank

Roof: Asphalt

Basement: Full

Exterior: Aluminum Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home, Recessed Lighting, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge x 2, Stove, Built in Dishwasher, Microwave, Hood Fan, Washer, Dryer, Window Coverings, Freezer in Laundry Room, TV Wall Mounts, Ceiling Fan(s), Shed, Fire Pit

Welcome to this immaculate and well-cared-for bi-level situated on a large, fully fenced lot in a quiet crescent in Highland Green. Offering 5 bedrooms, 2 full bathrooms plus a 2-piece ensuite, this fully developed home provides plenty of space for a growing family. One of the standout features is the professionally designed and installed kitchen, completed in 2007, offering an abundance of cabinetry, excellent storage and workspace. The bright living room features a brick-faced wood-burning fireplace, adding warmth and character to the main living area. The spacious lower-level family/rec room also has hookups in place for a future wet bar. Outside, enjoy the good-sized fenced backyard with RV parking, an 8' x 22' east-facing rear deck and an 8' x 15' storage shed. The east-facing deck is a great spot to enjoy your morning coffee and sunshine. The yard also features lilacs, cherry trees and easy-to-maintain perennial flower beds. Located in Highland Green, this home offers convenient access to Red Deer's main arteries, recreation with the Dawe Centre minutes away, shopping, schools and numerous amenities throughout the city. Additional updates the over the years include: a hot water tank (2010), all new vinyl windows (2018), new roof (2010), fence redone (2012), basement bedrooms (2025). An immaculate, spacious home with a beautiful kitchen, mature yard and a convenient location!