



GRASSROOTS
REALTY GROUP

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**19 Oldring Crescent
Red Deer, Alberta**

MLS # A2340474



\$489,900

Division:	Oriole Park West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, French Door, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer - All unattached goods are sold as is where is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A".

Located on a quiet close in the highly sought-after community of Oriole Park West, this elegant home offers a wonderful combination of style, space and functionality. The inviting open-concept main floor features a spacious living area, dining space, kitchen and convenient main floor laundry. The dining area provides direct access to the oversized backyard, where a large deck, shed and an abundance of room create a fantastic outdoor space for relaxing and entertaining. There is also excellent access & plenty of room for RV parking or the option to add a second garage. Upstairs you'll find three bedrooms, including a luxurious primary retreat with vaulted ceilings, large windows that fill the room with natural light and a well-appointed ensuite. The fully finished basement adds valuable living space with a comfortable family room and an upgraded bathroom featuring a beautiful tiled shower. For your comfort there is in floor heating. Oriole Park West is one of Red Deer's most desirable locations, with Maskepetoon Park and its spectacular walking and biking trails right nearby, while offering easy access in and out of the city and close proximity to a wide range of amenities. If you're particular about location and looking for a home you'll be proud to call your own, this beautiful Oriole Park West property deserves a look!