



GRASSROOTS
REALTY GROUP

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123 Metcalf Avenue
Red Deer, Alberta

MLS # A2343420



\$410,000

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,335 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private		

Heating:	Baseboard, Natural Gas, Radiant
Floors:	Hardwood, Laminate
Roof:	Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Shed, EV Charger

Welcome to 123 Metcalf Ave, a spacious 1,335 sq. ft. four-level split situated on a large lot in Morrisroe, backing directly onto a greenbelt and just steps from a park. This home offers great curb appeal thanks to numerous exterior upgrades, including refinished cedar siding in 2024, triple-pane windows throughout in 2024, shingles updated in 2020, newer front and back doors and around \$25,000 of new rooftop solar panels installed in 2020 that provide nearly free electricity costs. Step inside to a bright main living space highlighted by a beautiful vaulted ceiling and a large front window that fills the living room with natural light. The kitchen features white cabinetry, stainless steel appliances, granite countertops, and an adjoining dining area with plenty of space for a large table, making it ideal for hosting family and friends. Upstairs, the spacious primary bedroom features a 3-piece ensuite, walk-through closet, and a second closet, while two additional good-sized bedrooms and a 4-piece bathroom complete the second level. The lower level offers a large family and recreation room highlighted by a beautiful gas fireplace, along with a 3-piece bathroom, laundry room, and an additional room that could be used as a bedroom, although it does not have an egress window. The basement remains open for your finishing touches, with the potential to add another bedroom or two and an additional bathroom. The attached double garage is heated and comes with an EV charger, adding extra convenience for electric vehicle owners. The extra-long driveway also provides plenty of space for multiple vehicles or even an RV. Off the kitchen, a door leads to the side deck and spacious backyard, where the oversized lot provides plenty of room for kids and pets to play, along with garden space and an included shed. Direct access to the greenbelt behind the property connects you to a large park with

tennis courts, plenty of green space, and a winter ice rink, all just steps from your backyard. Additional updates include a new electrical panel in 2025, the washer and dryer in 2020, dishwasher in 2021, microwave in 2025, and the boiler's circulation pump and zone valves were replaced in 2025, and the boiler was fully serviced in September 2026. The boiler provides the hydronic heating to the baseboards throughout the home. With more parks, playgrounds, schools, shopping, and the recreation centre nearby, 123 Metcalf Ave offers an ideal blend of privacy, space, efficiency, and everyday convenience in Red Deer's Morrisroe neighbourhood.