



GRASSROOTS
REALTY GROUP

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**1 Dixon Crescent
Red Deer, Alberta**

MLS # A2343922

\$314,000

Division:	Deer Park Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, Off Street, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Soaking Tub		

Inclusions: N/A

Visit REALTOR® website for additional information. This end-unit townhouse in Deer Park gives you three bedrooms upstairs, a fully finished basement, two rear parking spaces, a covered deck, and the advantage of only one common wall. Immediate possession. Immediate possession. No condo fees. Three finished levels. And a great location for a family. The location is a standout: schools serving multiple age groups are within walking distance, along with the Collicutt Centre, while shopping and everyday amenities are close by. Inside, the layout is practical, comfortable and easy to live in. The main-floor living room is bright and welcoming, with a large front window bringing in plenty of natural light. The kitchen offers plenty of cabinet and counter space with a functional layout, black appliances, and good workspace for meal preparation. The dining space sits just off the kitchen and fits a full size table, creating an easy flow for everyday meals or entertaining. From here, the main floor continues to a convenient 2-piece bath and access to the backyard. laundry and utility space. PEX plumbing means no Poly-B, and the end-unit position provides more outdoor space than you might expect from a typical attached home, including a sizeable fenced yard with a firepit and covered deck, plus a two-vehicle parking pad at the back. With practical square footage, a family-friendly location and ownership without monthly condo fees, this home offers a lot of everyday value.