



**GRASSROOTS**  
REALTY GROUP

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27 Gregson Crescent  
Red Deer, Alberta

MLS # A2346177



**\$449,900**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | Glendale Park Estates                                                        |        |                   |
| Type:     | Residential/House                                                            |        |                   |
| Style:    | Bi-Level                                                                     |        |                   |
| Size:     | 1,336 sq.ft.                                                                 | Age:   | 1980 (46 yrs old) |
| Beds:     | 4                                                                            | Baths: | 3                 |
| Garage:   | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F      |        |                   |
| Lot Size: | 0.14 Acre                                                                    |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscap |        |                   |

|             |                                                                                   |            |                                                      |
|-------------|-----------------------------------------------------------------------------------|------------|------------------------------------------------------|
| Heating:    | Central, High Efficiency, Forced Air, Natural Gas                                 | Water:     | Public                                               |
| Floors:     | Laminate, Vinyl Plank                                                             | Sewer:     | Public Sewer                                         |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | -                                                    |
| Basement:   | Full                                                                              | LLD:       | -                                                    |
| Exterior:   | Wood Frame                                                                        | Zoning:    | R-L                                                  |
| Foundation: | Preserved Wood                                                                    | Utilities: | Electricity Connected, Natural Gas Connected, Garbag |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows |            |                                                      |

Inclusions: none

IMMEDIATE POSSESSION AVAILABLE! FULLY REBUILT IN 2023! This move-in-ready 4 bedroom, 3 bathroom bi-level offers over 1,300 sq. ft. above grade, a fully finished walk-up basement with separate entry, double attached garage, and a fantastic location backing onto mature trees and siding onto a walking trail. The bright, open-concept main floor features vinyl plank flooring, a spacious living room with floor-to-ceiling windows, and a dining area filled with natural light. The impressive kitchen offers abundant soft-close cabinetry, oversized drawers, built-in pantry, generous counter space, full tile backsplash, window overlooking the backyard, and brand-new stainless steel appliances. A separate kitchen entry provides access to the wrap-around deck with enclosed storage underneath. The spacious primary bedroom features dual closets, a 4-piece ensuite, and sliding patio doors leading to the deck. Two additional generous bedrooms and a 4-piece main bathroom complete the main floor. The fully finished basement offers high ceilings, a large family room, 4th bedroom, 4-piece bathroom, laundry with new front-load washer and dryer, and convenient walk-up access to the backyard. The insulated and finished double attached garage adds excellent functionality and storage. Enjoy the fully fenced backyard featuring mature trees, fire pit, garden shed, grassy yard space, and enclosed storage beneath the deck. Backing onto treed green space and beside a walking trail connecting to additional trails, parks, playgrounds, green space, and an outdoor fitness area. Conveniently located near schools, recreation centres, transit, shopping, and everyday amenities. A fantastic opportunity for a buyer seeking a modern, move-in-ready home with excellent outdoor space and immediate possession!

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