



GRASSROOTS
REALTY GROUP

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**5 Ward Crescent N
Red Deer, Alberta**

MLS # A2346754



\$495,000

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,481 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	Exterior Shed		

Beautifully Renovated 4-Bedroom, 4-Bathroom Two-Storey Family Home in Westpark Welcome to this beautifully renovated two-storey family home in the desirable Westpark community. Offering 4 bedrooms, 4 bathrooms, generous living space, and a large, beautifully landscaped yard, this home is designed with family living in mind. Ideally located close to elementary schools, parks, playgrounds, Red Deer Polytechnic, bus routes, shopping, and with quick access to the QEII, this is a home you won't want to miss! The main floor features a bright open-concept layout that is perfect for everyday family life and entertaining. A dedicated main-floor office/computer room provides an ideal workspace and includes a charming barn door for added privacy. The back entry is both practical and family-friendly, featuring a convenient 2-piece bathroom and a spacious mudroom area with plenty of room for kids' coats, boots, backpacks, and year-round toys. Step outside and you'll find an oversized backyard complete with mature trees, established landscaping, storage shed, a large children's playset, and a double rear gate providing convenient RV parking. The front yard backs onto a large greenspace, offering even more room for the kids to play and enjoy the outdoors. The attached double garage is insulated and heated, making it comfortable and functional year-round. It also includes built-in workbenches, making it an excellent space for hobbies, projects, or additional storage. Recent Renovations & Improvements June 2018: All upstairs windows, main-floor kitchen and dining windows, main-floor bathroom window, and sliding patio door replaced July 2018: New siding, 2" rigid insulation, fascia, and eavestroughs May 2020: Main-floor renovation including new vinyl plank flooring, updated kitchen, refreshed cabinetry, quartz countertops, new kitchen sink,

and recessed lighting March 2021: Complete basement renovation including new flooring, bathroom, ceiling, feature wall, and electric fireplace June 2021: New front and rear garage man doors This move-in-ready family home combines thoughtful renovations, quality upgrades, and practical design throughout. With plenty of space inside and out, a fantastic location, and features designed for busy family life, this Westpark home is ready to welcome its next family. Come see everything this exceptional home has to offer!