



GRASSROOTS
REALTY GROUP

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59 Village Crescent
Red Deer, Alberta

MLS # A2347283



\$509,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-38-27-W4
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Backyard Playset, Shed.

Welcome to 59 Village Crescent in desirable Vanier East, Red Deer. This stylish, fully finished 1,560 sq. ft. two-storey offers 5 bedrooms, 3.5 bathrooms, and a detached heated double garage. Modern rooflines, wood-grain siding accents, a covered composite front porch, and stone detailing create impressive curb appeal. Inside, the open-concept kitchen, dining, and living area is filled with natural light from the abundance of windows overlooking the backyard. The kitchen features modern cabinetry, upgraded stainless steel appliances, and a breakfast bar. The living room is highlighted by a stylish wood feature wall, while the dining area offers more views of the back deck and yard through the sliding glass door. A versatile office, which could also be used as a bedroom if desired, along with the front entryway and a 2-piece bathroom, completes the main floor. Upstairs, the primary bedroom features a 4-piece ensuite, while two additional bedrooms, another 4-piece bathroom, and conveniently located laundry complete the second level. The fully finished basement adds even more living space with a family and recreation room featuring another wood accent wall, an additional bedroom, a 4-piece bathroom, storage, and utility room space. Outside, enjoy the back deck with a custom built-in privacy wall, a storage shed, and the heated double garage. Newer central A/C and Govee perimeter lighting add even more comfort and appeal. Located just steps from the walking and biking trails around Vanier Pond, as well as parks and playgrounds, with schools, shopping, and the Collicutt Centre nearby, this home offers an excellent blend of style, comfort, and convenience.