



GRASSROOTS
REALTY GROUP

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**132 Denison Crescent
Red Deer, Alberta**

MLS # A2349050



\$789,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,563 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Microwave BI, Washer, Dryer, Blinds, Central Vacuum & all attachments, 3 garage door openers & 3 remotes		

Located on a quiet close in the established Deer Park neighbourhood, this spacious home offers a rare combination of living space, parking and functionality. Set on a large pie-shaped lot, the property features a heated double attached garage, an additional heated double detached garage, RV parking and a private fenced yard - ideal for vehicles, recreational toys, storage or workshop space. Inside, the home offers approximately 3302 total sq. ft. with a versatile layout designed for everyday family living. The main floor features a bright south-facing living room, generous dining area, spacious kitchen with some stainless steel appliances and a separate breakfast area. Just beyond is the impressive sunken family room with gas fireplace and plenty of room to relax or entertain. Also on the main level are laundry, a convenient 2-piece bath and an additional bedroom that could also serve as a home office or guest room. Upstairs, the primary retreat is exceptionally spacious and includes a walk-in closet and large 4-piece ensuite. A second bedroom enjoys its own private 3-piece ensuite, while the third upper bedroom is also generously sized. A separate 4-piece bath completes the level. The developed basement adds even more usable space with two additional bedrooms, a large recreation room, 3-piece bathroom and substantial dedicated storage spaces. Outside, the oversized pie lot offers a newer rear deck, fire pit, underground sprinklers and a large private fenced yard, with convenient access to a nearby park and field. Numerous updates have already been completed, including a newer roof, new high-efficiency furnace, new furnace in the attached garage, new south-side windows, new blinds, fresh paint, newer rear deck, repaired and repainted fence. With six bedrooms, multiple living spaces, four full bathrooms plus a powder room, four heated garage

spaces, RV parking and a large private lot, this Deer Park home offers exceptional flexibility. Ideally located near schools, amenities and daily conveniences, this Ted Olsen-built home is a standout opportunity in Deer Park.