



GRASSROOTS
REALTY GROUP

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**163 Wiley Crescent
Red Deer, Alberta**

MLS # A2349663



\$575,900

Division:	Westlake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: refrigerator, range, microwave hood fan, dishwasher, washer, dryer

Welcome to this lovely family home in a sought-after neighbourhood close to Red Deer Polytechnic, with Heritage Ranch and its trails just minutes away and quick highway 2 access for commuters. The main floor includes a convenient 2-piece bathroom and main floor laundry. Upstairs you'll find three bedrooms and two full bathrooms, giving the family space and flexibility. The fully developed lower level adds a fourth bedroom and a full bathroom, ideal for guests, teens, or extended family. An easy to maintain fully fenced yard with a 2-tiered rear deck and gas BBQ hookup makes relaxing and entertaining from the kitchen to the dining room to outdoors a breeze. This home has seen high ticket updates: a roof replaced approximately 2 years ago and a new heat exchanger on the furnace. Year round comfort comes from central air conditioning and an HRV for fresh, balanced ventilation. No need to stress about parking in this crescent - the insulated attached garage is a welcome feature through Alberta winters. A move in ready home in a location that balances green space, schools, and easy access to the rest of the city. Open House Saturday October 3, 1-3pm! Gym equipment and furniture negotiable too!