



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**130 Oaklands Crescent
Red Deer, Alberta**

MLS # A2350276



\$565,000

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,372 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Control(s), Shed

Located on a quiet crescent backing onto a green belt, walking paths, a reserve and children's playground, this fully developed 5-bedroom home offers a comfortable layout with room for the whole family. The main floor features laminate flooring, vaulted ceilings and a well-designed kitchen with maple cabinetry, a pantry, breakfast bar and stainless steel appliances. The refrigerator and dishwasher are both approximately one year old, and the Bosch dishwasher includes leak detection. The living room features a cozy gas fireplace, while the primary bedroom offers a walk-in closet and a 4-piece ensuite with a jetted tub. Updated lighting and blinds add to the home's appeal. The fully developed basement provides additional living space with a large family room featuring a second gas fireplace and a bar area with cupboards, ideal for entertaining or relaxing. Two additional bedrooms, a 4-piece bathroom and in-floor heating complete the lower level. Outside, the home features vinyl decking with aluminum railings and glass. The fenced backyard backs onto the green belt and includes stamped concrete edging, an outdoor dog run and a shed for additional storage, with direct access to nearby walking paths and the playground. With five bedrooms, two gas fireplaces, multiple living areas and a desirable location backing onto green space, this home has plenty to offer.