



GRASSROOTS
REALTY GROUP

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**98 Duval Crescent
Red Deer, Alberta**

MLS # A2350299



\$479,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,051 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Double Garage Deta		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, None	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub		

Inclusions: Curtains in Main Living room, Curtains and rod in Bathroom, Shelves in Garage

Welcome to 98 Duval Crescent — a well-maintained one-owner home tucked away on a quiet crescent in Deer Park, just steps from green space. With 9-foot ceilings throughout, including the bedrooms and fully finished basement, plus large windows that fill the home with natural light, this home has a bright and welcoming feel. The main floor offers a comfortable layout with a bright living room, dining area overlooking the backyard, and a functional kitchen with plenty of cabinetry, counter space, newer appliances and pantry storage. Two bedrooms are located on this level, including a spacious primary bedroom with a large walk-in closet and recessed ceiling detail, complemented by a generous 4-piece bathroom with plenty of space and flexibility. Convenient main-floor laundry adds to the practical layout. The finished basement adds valuable living space with a large family room featuring a WETT-certified pellet stove and wet bar, three additional bedrooms and another 4-piece bathroom. Whether you need space for family, guests, a home office, hobbies or movie nights, this lower level offers plenty of room to suit your lifestyle. Outside, enjoy a nicely sized yard that offers room to relax without being overwhelming to maintain, along with the added benefit of green space just steps away. And then there's the garage and shop space — a double attached garage plus a heated double shop in the back, both with 250-volt power. The back shop offers excellent space for storage, hobbies, projects or a workshop, with the potential to be used for additional vehicle storage with the addition of a suitable ramp. With its great location, natural light, impressive ceilings, finished living space and unique garage and shop setup, 98 Duval Crescent offers a wonderful opportunity to bring your own style and make the space truly yours.

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