



GRASSROOTS
REALTY GROUP

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80 Irving Crescent
Red Deer, Alberta

MLS # A2351310



\$569,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: none

NEW LISTING | 80 IRVING CRESCENT, RED DEER, ALBERTA! Welcome to a home where comfort, space, and beautiful family memories come together! This stunning two-storey home offers 1,633.93 sq. ft. of living space, 4 bedrooms, 3.5 bathrooms, and a double attached heated garage with in-floor heating. Home Highlights: Open-concept layout with a spacious kitchen, Hickory cabinets, hardwood floors, stainless steel appliances, and plenty of counter space. Cozy living room with a gas fireplace, perfect for family gatherings and entertaining. Primary bedroom featuring a luxurious 5-piece ensuite with a large tub and separate shower. Convenient main-floor laundry and garage access. Fully fenced backyard with a huge deck, storage shed, and plenty of room for children to play and enjoy the outdoors. Fully developed basement with a family room, additional bedroom, office space, and a 4-piece bathroom. NEW ROOF SHINGLES AUGUST 2026! NEWLY INSTALLED FLOORING IN LIVING ROOM AND BASEMENT IN 2023 . Virtual Staging Disclosure: All photos in this MLS® listing for 80 Irving Crescent have been virtually staged for illustrative and marketing purposes. Furniture and décor have been digitally added and may not reflect the property's actual appearance.