



GRASSROOTS
REALTY GROUP

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47 Webster Drive
Red Deer, Alberta

MLS # A2351780



\$544,999

Division:	Westlake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,407 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Garbage Collection
Features:	Central Vacuum, Granite Counters		

Inclusions: None

WESTLAKE LIVING STARTS HERE! Welcome to this exceptional bi-level residence nestled within the beautiful community of Westlake, a park right across the street, the river just minutes away and the College within walking distance. Located in Westlake, with public transit nearby and easy highway access, this fully finished bi-level offers 4 bedrooms, 3 bathrooms and plenty of comfortable living space. The main floor is bright and open, with 9' ceilings, maple hardwood floors, vaulted ceilings and large windows. The kitchen features maple cabinetry, a full tile backsplash, large pantry and an oversized granite island with breakfast bar. There's plenty of room for a large dining table, while the adjoining living room with gas fireplace creates a comfortable space for family and friends. The spacious primary bedroom includes a walk-in closet and 5-piece ensuite with double sinks, a separate 4' shower and large soaker tub. A second bedroom is located on the main floor, with two additional bedrooms downstairs. The fully finished basement features in-floor heat and a large family room with plenty of space for a billiards table, media area or both. A large 4-piece bathroom completes the lower level. Recent updates included: new roof 2024; furnace 2024; hot water tank 2024. Built-in speakers, pot lights, energy-efficient windows and durable Hardie Plank siding add to the home's features. The heated 24' x 20' garage opens into a spacious entry with the laundry conveniently located just inside. Out back, a covered deck overlooks the private yard with mature trees, low-maintenance landscaping, vinyl fencing and a 10' x 10' storage shed. There is a hook up for a hot tub at the back yard. Professionally cleaned and completely move-in ready.