



GRASSROOTS
REALTY GROUP

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**35 Jepsen Crescent
Red Deer, Alberta**

MLS # A2352483

\$379,900

Division:	Johnstone Crossing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	959 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GAZEBO, PLAYSTRUCTURE, ELECTRIC FIREPLACE

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BI-LEVEL ~ FULLY FENCED SOUTH FACING BACKYARD ~ MOVE IN READY ~ Covered front entry welcomes you and leads to a bright foyer with high ceilings that open to the main floor above ~ Open concept main living space offers a feeling of spaciousness ~ The living room features a cozy fireplace and large bay windows that overlook the front yard and allow for natural light to fill the space ~ The living room flows into the dining room with another large window, plenty of space for hosting, and a stylish chandelier above ~ The kitchen offers a functional layout and features dark stained cabinets, full tile backsplash, ample counter, counter height eating bar, windows above the sink, a large wall pantry, stainless steel appliances and garden door access to the sunny south facing upper and lower decks, and the backyard ~ The spacious primary bedroom easily accommodates a king-size bed and multiple pieces of furniture, with ample closet space ~ A generously sized 4-piece main bathroom is conveniently located between the primary and second bedrooms ~ The fully finished basement offers generous additional living space with large above-grade windows, a huge family room, third bedroom, 4-piece bathroom, dedicated laundry area and additional storage space ~ The fully fenced, south facing backyard is landscaped with established shrubs and a large grassy area with plenty of room for kids and pets to play ~ Enjoy the sunshine on the two tiered deck, complete with a gazebo covered seating area, plenty of room for outdoor furniture and entertaining, plus enclosed storage below the upper deck ~ Children's play structure included ~ A large parking pad with back alley access provides convenient off street parking for at least 2 vehicles ~ Located in the family friendly neighbourhood of Johnstone Crossing, within walking

distance to the YMCA, schools, parks, playgrounds and walking trails ~ Enjoy easy access to shopping, restaurants and all other amenities with convenient access to major roadways for easy commuting throughout the city ~ Well maintained, move in ready home!