

116 Wiley Crescent
Red Deer, Alberta

MLS # A2170466



\$525,000

Division:	Westlake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Environmental Reserve		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: fridge, stove, dishwasher, washer & dryer, microwave, hot tub (as is).

Welcome to this charming two-storey home in the heart of Red Deer, where comfort meets convenience. As you step inside, you'll be greeted by soaring ceilings that create an airy and spacious atmosphere. The main floor boasts a cozy gas fireplace, perfect for those chilly Alberta evenings, and a convenient main floor laundry to simplify your daily routine as well as a double attached garage with in floor heating. Ascend to the upper floor, where you'll find three well-appointed bedrooms, including the primary bedroom complete with an ensuite bathroom and a walk-in closet fit for a fashionista. The fully developed walkout basement has in floor heat and adds even more living space, featuring a fourth bedroom and a wet bar that's sure to impress your guests during social gatherings. This home's outdoor space is a breath of fresh air, offering a tranquil retreat from the bustle of daily life. Nature enthusiasts will appreciate the proximity to Heritage Ranch, where hiking trails await your exploration. For those with academic pursuits, Red Deer Polytechnic is just a stone's throw away, while families will love the convenience of Westpark Elementary and Middle School within walking distance. The neighborhood exudes a friendly, community-oriented vibe, making it easy to feel right at home. And when adventure calls, quick access to Highway 2 puts the entire province at your fingertips. With four bedrooms, two full bathrooms, and two half bathrooms spread across 1,631 square feet, this house offers ample space for family living or entertaining. Whether you're cozying up by the fireplace or hosting a soiree in the basement, this home is ready to adapt to your lifestyle. Don't miss the opportunity to make this versatile and well-located property your new home sweet home!