

113 Larsen Crescent
Red Deer, Alberta

MLS # A2173102



\$475,000

Division:	Lonsdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Standard Shaped Lot, Street Light		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 113 Larsen Crescent. This fully developed 2-storey home is in a great neighbourhood, offering close access to paths and walking trails as well as a wonderful green space. It's the functional floor plan you've been waiting for and it's inviting entry and layout is sure to impress. There's pride of ownership in every room and you won't be disappointed. With 4 spacious bedrooms (3 up, 1 down) and 3.5 bathrooms, this home is ideal for families of all sizes. Step inside to discover an open-concept main floor, featuring archways that seamlessly connect the living room and kitchen. The gourmet kitchen boasts dark stained maple cabinets with crown molding, a generous island with a lowered breakfast bar, and stainless-steel appliances. Off the dining room are doors leading to a sunny south facing deck that overlooks a fully fenced yard – perfect for outdoor gatherings and bbq’s. Conveniently, the main floor also includes a tucked-away 2pc bathroom and main floor laundry leading to the fully finished, heated garage that also includes a floor drain. Upstairs, you’ll find three inviting bedrooms, including a master suite complete with walk-in closet and 3 piece ensuite bath for your privacy and comfort. The second floor also features a 4 piece bathroom. Head down the fanned staircase to the fully finished basement where you’ll find underfloor heat, a huge bedroom perfect for a teenager, a 4pc bathroom, and well laid out family room—an ideal space for relaxation or entertaining. Additional highlights of this home include the comforts of AC to stay cool in the summer, high-efficiency furnace and hot water tank plus an upgraded full concrete front step. New dishwasher last month. This home reflects attention to detail, is close to the conveniences of both elementary, middle and high schools, shopping and the Collicutt Centre. It’s

a crescent where the neighbours are friendly, people look out for each other and you can feel comfortable year-round.