

**34 Richards Crescent
Red Deer, Alberta**

MLS # A2192315



\$425,000

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,473 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landsc		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: NA

Welcome to this spacious 4-bedroom, 3-bath bi-level home located in the desirable Rosedale Estates! With 1,473 sq. ft. of living space and a large 7,079 sq. ft. lot, this home offers plenty of room for your family to grow. The main floor features generous-sized bedrooms, a bright and open living area, and a functional kitchen and dining room perfect for family gatherings. The master suite includes an 3pc ensuite bath for added privacy. Downstairs, you'll find a fully finished basement with a large rec room, ideal for entertainment or additional living space. Enjoy the convenience of an attached double garage, providing ample storage and protection from the elements. The expansive yard is perfect for outdoor activities, gardening, or simply relaxing in the sunshine, with possible RV parking available. Recent updates include a hot water tank and boiler, both replaced roughly in 2016, and shingles were done in 2015. Located just minutes from parks, shopping, schools, and transit, this home offers both comfort and convenience. Tenant occupied and they may consider staying if someone wanted to keep them.