

**3 Duval Crescent  
Red Deer, Alberta**

**MLS # A2197317**



**\$439,900**

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1N

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, basement fridge, basement dishwasher, central a/c, garage door opener & control, blinds

Great value in this fully developed Bi-Level in Davenport with a 22x24 heated garage! The main floor showcases a vaulted ceiling and large windows allowing for natural light. The updated kitchen is a functional design with upgraded stainless steel appliances, ample cabinet and counter space as well as a pantry. There are two nice size bedrooms on the main floor including the primary suite with a 3pc ensuite. The basement is developed offering a large family room with a wet fully equipped with a fridge, dishwasher, sink and tons of storage. There are two more large bedrooms in the basement as well as the laundry room with a newer washer & dryer. Shingles were replaced on the house in 2021. Extra's include Central A/C (2022), no maintenance backyard with turf and a two tiered deck and gazebo, oversized heated detached garage and more! Located in a great spot this property is the full package.