

113 Weddell Crescent  
Red Deer, Alberta

MLS # A2155913



## \$715,000

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,194 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Walk-In Closet(s)		

**Inclusions:** fridge, freezer, stove, microwave hood fan, dishwasher, washer, dryer, window coverings, central vacuum and attachments, bar fridge, ice maker, garage door remotes.

An Incredible Family Home with 5 Bedrooms, 4 Bathrooms, main floor office, and bonus room. 113 Weddell Cres is in the desirable location of Westlake with quick access to QE2, minutes away from the hospital, RDP, Heritage Range, Red Deer River valley trail system, and all the best amenities that south Red Deer has to offer. The main floor is bright and open with several west facing windows providing an abundance of natural light with the morning sun coming into the main floor office. The living room has a floor to ceiling stone accent wall with floating shelves, and gas fireplace. The well equipped kitchen has quartz counters, undermount sink, corner pantry, counter depth fridge/freezer and updated appliances. A large deck with glass railing and privacy wall provide an extended outdoor living space and easy access to the hot tub. The main floor also features a 2 piece bathroom, laundry room with a quartz folding counter & built in cupboards and shelves, garage entry and closets with organized shelving. The upper floor has the primary suite featuring a walk in closet, sitting area, and beautiful 5 piece ensuite with heated floors, double sinks, corner jetted tub, and curbless shower. The second floor also has 2 spacious bedrooms, 4 piece bathroom, and a large bonus room with the option of closing the doors. The fully finished basement is perfect for game night! Equipped with a wet bar fridge, ice maker, and raised eating bar. The basement also has 2 more bathrooms, 4 piece bathroom, utility room and storage room. The heated garage measures 24x24 with ample built-in shelving for seasonal storage. The fully fenced yard has been updated to white vinyl, and several updates throughout with new shingles, paint, appliances, countertops, sinks and plumbing fixtures, lighting, basement bar and entertainment area, curbless shower with heated floors in ensuite and more.