

33 Duval Crescent Red Deer, Alberta

MLS # A2162020



\$465,000

Division:	Davenport		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	Garage heater (As Is-Never used)		

Welcome to 33 Duvall Crescent! This lovely 2 storey home is bright and charming, and has undergone many recent upgrades including new shingles on the house and garage in 2023, a new furnace and hot water tank in 2023, Quartz counter tops and tile backsplash, new light fixtures, front and back doors, vinyl plank flooring, newer appliances, central A/C and new contemporary interior paint! The LARGE PIE LOT is fantastic with a beautiful rear deck, plenty of room for gardening or space for RV parking, it's fully fenced and landscaped, and the oversized 28x26 garage has room for all of your toys and vehicles! The layout is bright and open with a front office, main floor laundry and 2pc bath, and an open concept kitchen/dining/ living room. The living room has soaring vaulted ceilings and a beautiful gas fireplace, quartz counters in the kitchen and a functional center island, there is ample cabinetry and plenty of workspace for the family chef. The top floor is home to 2 roomy bedrooms and a full bath plus the fully finished basement has a large rec room and wet bar as well as another full bath! This entire area could be a perfect bedroom space for guests and family or could be divided if another bedroom was needed. This fine home is in immaculate condition and ready for it's new owner!!