

**42 Gilbert Crescent  
Red Deer, Alberta**

**MLS # A2166116**



## \$449,900

<b>Division:</b>	Glendale Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,375 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

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

**Inclusions:** front entrance mirror, bar stools, shed

The current owners have loved this home for over 30 years and you will too!! This well maintained 2 storey home is perfect for families, there are FOUR BEDROOMS on the upper level, a full 4pce bath plus an additional full en-suite in the large master bedroom - it's ideal for young children!! The main floor is beautifully designed with a bright front living room, hardwood flooring, a separate formal dining room, and the rear of the house is perfect for the family to gather with a large kitchen featuring ample counter and cupboard space plus a beautifully connected family room with direct access to the large rear deck & fully fenced and landscaped rear yard! The main level also features plenty of natural light, a large mud and laundry room off of the double attached garage entrance with a convenient 2pce bath. The basement is framed and wired and ready for your development ideas. The rear yard is immaculate and backs onto a park, plus there is a pad for RV parking!! There have been many upgrades to this fine home over the years, including VINYL WINDOWS, dual vanities and a corner shower in the ensuite, siding and roof in 2014, newer tub and tile in the main bath, plumbing lines have been replaced with copper, newer water heater and CENTRAL AIR, and a high efficiency furnace!!