

**123 Oaklands Crescent  
Red Deer, Alberta**

**MLS # A2254094**



**\$537,500**

<b>Division:</b>	Oriole Park West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Gazabo, TVS and mounts.		

Great curb appeal is the first thing that will catch your eye. This fully developed Modified Bi-Level home offers 4 bedrooms and 3 bathrooms. Home is meticulously maintained and offers many features such as a spacious foyer, upgraded trim, niches, granite counter tops, stainless appliances only 1 year old and 4 years full warranty left on them, new plank flooring throughout main floor and Primary bedroom, corner pantry. Custom entertainment center with electric fireplace. Primary bedroom features 4 pc ensuite, and beautiful tiled corner jetted tub, and walk in closet. Basement offers a cozy family/media room, with 2 more bedrooms and 4 pc bathroom. Garden door off dining area to a private deck with natural gas hook-up, overlooking nicely landscaped yard and dry storage underneath deck. Garage is fully finished and heated. Mini split efficient air conditioner unit in Primary bedroom.