

# \$465,000 - 72 Marion Crescent, Red Deer

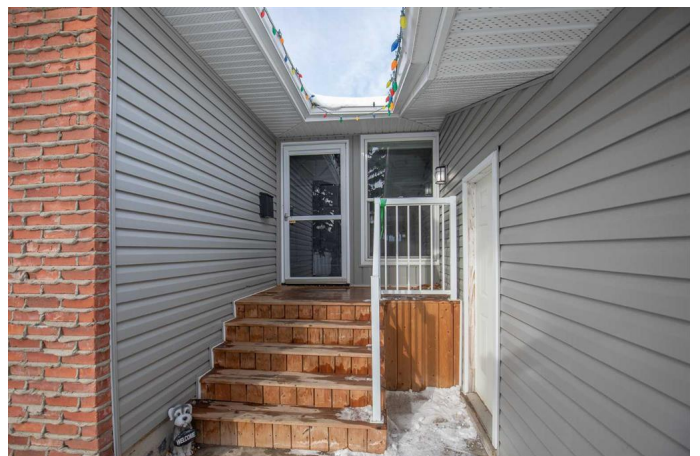
MLS® #A2196896

**\$465,000**

5 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.15 Acres

Morrisroe Extension, Red Deer, Alberta

The striking curb appeal welcomes you to this fully developed 5 bedroom Bungalow located on a mature lot. Open concept main floor layout, birch hardwood floors, large south facing windows offering plenty of natural light, and the living room features a cozy wood burning fireplace with stone surround. There is tile flooring from the Foyer into the Kitchen & Dining area. The kitchen has birch cabinets with pots and pan drawers, glass front cabinets, granite counters, glass tile backsplash, stainless steel appliances, gas range, water line to fridge, large island with undermount granite composite sink with an eating bar. There is a large corner pantry, bay window with a window seat and a garden door leading to the deck and the backyard. Main floor laundry conveniently located just off the kitchen. Spacious primary bedroom can easily accommodate a king bed complete with an updated 2 piece ensuite with heated tile floors. There is 2 more bedrooms on the main floor and a 4 piece main bath that has an oversized vanity as well as heated tile floors. The fully finished basement has vinyl flooring, it offers a large family room and opens to a recreation area with a wet bar. There is are 2 large bedrooms, a 3 piece bath with a sauna and tons of storage with shelving. Central Vacuum operational as well. The backyard is fully fenced and landscaped with mature apple trees and well established spruce trees, two decks (with gas line for BBQ) and has a large



side yard with access to the double garage. Ductless cooling/heating pumps were added to the main floor as an added means of comfort (used Reliance in Red Deer). The double garage is insulated, has drywall and two man doors and there is an oversized front driveway. This home is located in a quiet neighborhood with easy access to schools, parks and shopping. Beautiful home awaiting new owners!

Built in 1980

### **Essential Information**

MLS® #	A2196896
Price	\$465,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	72 Marion Crescent
Subdivision	Morrisroe Extension
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1N2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Wet Bar

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Baseboard, Natural Gas, Boiler, Electric, Heat Pump

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Mantle, Wood Burning, Stone

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 17

Zoning R1

### **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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