

**174 Donnelly Crescent  
Red Deer, Alberta**

**MLS # A2179101**



**\$479,000**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** None

This home is perfect for personalizing it for your taste. A quiet neighborhood is the right place for your family. This house boasts a large living room and kitchen and has the privacy you need. Upstairs are 3 bedrooms and 2 full bathrooms and below grade is another bedroom, living room, 1 more full bathroom and even more developed space in the basement! The basement also has a laundry space as well. This house is full of space, with privacy and the potential to fix it up as you please is just at your fingertips! The front garage has separate side entrance that allows you to enter into the basement which allows for further privacy. The house also has a sidewalk along the house for easy maintenance. The price is right to give you the opportunity to fix this place whether you are a first time buyer or an investor. Close to different schools, Collicut Centre (Recreation Centre), parks, major roadways (approximately 10 minutes from HWY 2). This is a fantastic home and an fantastic opportunity waiting for you!