

**22 Mclevin Crescent
 Red Deer, Alberta**

MLS # A2235579



\$389,900

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|------------------|--|---------------|-------------------|
| Division: | Morrisroe Extension | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 912 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|-------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: White Shelving cabinets behind door in Garage, Downstairs Fridge, Blinds

Welcome to the sought after neighborhood of Morrisroe. A Quick Possession is Possible here! Tons of recent Renovations including New Paint, New Windows, New Patio Door, New Shingles have occurred in the last few months! Nestled on a quiet crescent just steps from a park and walking distance to groceries, this well-maintained home is a rare find! From the moment you arrive, the pride of ownership is clear — the front yard has wonderful curb appeal with beautiful landscaping and established perennials. Inside, the entire home has just been freshly painted, offering a crisp and inviting feel. The main floor features hardwood floors in the living room, a bright south-facing kitchen with freshly painted white cabinetry and plenty of counter space, and a dining area that opens to a relaxing deck through brand-new patio doors. Upstairs you'll find two spacious bedrooms, including the primary bedroom, and a fully renovated 4-piece bath (2022) with a deep soaker tub. The lower level offers two more bedrooms, a brand-new 3 piece bathroom (2025) and a cozy family room — perfect for kids, teens, or family movie nights. Most plumbing updated (2015), and a new sewer line (2008). This is truly a move-in ready home where the big-ticket items are already done — just unpack and enjoy!