

**77 Duval Crescent**  
**Red Deer, Alberta**

**MLS # A2244823**



**\$469,000**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Davenport                                             |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Bi-Level                                              |               |                   |
| <b>Size:</b>     | 1,211 sq.ft.                                          | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 5                                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot |               |                   |

|                    |                                                |                   |    |
|--------------------|------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Tile                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Wood Siding                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Dry Bar, Vaulted Ceiling(s) |                   |    |

**Inclusions:** 2 Fridges

Welcome to 77 Duval Crescent, Red Deer. This well-kept bi-level offers A/C, 5 bedrooms, 3 full bathrooms, and over 2,200 sq.ft. of finished living space in a family-friendly neighborhood. Step inside to a bright main floor with vaulted ceilings, a spacious living room, and large windows that fill the home with natural light. The kitchen features plenty of cabinet space, stainless steel appliances, and access to the back deck for summer BBQs. The main level is complete with three bedrooms, including a primary with a full ensuite. Downstairs you'll find two additional bedrooms, a full bathroom, laundry, and a large family room with built-in shelving—perfect for movie nights or a home office setup. Outside, enjoy a fully fenced yard with mature trees, brand new shingles, firepit area, and a generous two-tiered deck. An attached double garage and back alley access add extra convenience. Located on a quiet crescent close to schools, parks, and shopping, this home is move-in ready and waiting for its next family.