

**85 O'Brien Crescent
Red Deer, Alberta**

MLS # A2245087



\$449,999

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,240 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Triple		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

This spacious 5-bedroom, 3-bathroom bi-level complete with a 28 x 32 heated shop right in town in a rare find! Featuring 10-foot walls, vaulted ceilings, a 10 x 16 and 10 x 10 overhead door, four 220V plug-ins, gas heat, underfloor and boiler ready to be hooked up and extra RV parking - this is the perfect setup for hobbyists, tradespeople, or anyone needing serious garage space. Inside the home, enjoy the comfort of central air conditioning, a primary bedroom with ensuite, and a partially finished basement offering loads of potential. Recent updates include brand new deck and shingles for peace of mind. The fully fenced yard with alley access adds privacy and convenience. Tucked into a quiet, established neighborhood and close to parks, schools, and amenities—this one checks all the boxes.