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14 Dumas Crescent
Red Deer, Alberta

MLS # A2215339



\$509,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: fridge, stove, dishwasher, microwave built in, washer & dryer, kitchen table w/6chair and matching hutch, living room couch recliner & end tables, Gazebo, on deck with outdoor chairs.

****Perfect Home on a Quiet Crescent!**** Welcome to this stunning bi-level home, offering exceptional curb appeal and a stylish, functional open floor plan. Step into the sunken living room, featuring a large, bright space with double vaulted ceiling and a exceptional picture window(* living room furniture included in the price**) The open, airy kitchen boasts a wrap-around eating bar, five stainless steel appliances, Pantry and direct access to your west-facing deck with a gazebo—ideal for outdoor dining and relaxation. (**The dining room table, chairs, and matching hutch are also included in price**) Completing the main level is convenient MAIN FLOOR LAUNDRY, a spacious KING primary bedroom with a 3-piece ensuite, and an additional bedroom. Downstairs, you’ll find a bright and open space with large windows, cozy gas fireplace, underfloor heating, and a generous sitting/Rec room area complete with a built-in wet bar. Behind elegant glass French doors is a massive storage area and flex space—perfect for a gym, home office, or simply storage. The lower level also features another good-sized bedroom and a 3-piece bathroom. Underfloor heating (both hot water tanks replaced approx. 2021) . Enjoy a beautifully landscaped backyard with a firepit—perfect for entertaining family and friends. Located in desirable Deer Park on the southeast side of Red Deer, this home is close to schools, shopping, and recreational facilities. note: Alarm system and Wi-Fi thermostat are currently set up with TELUS and maybe transferred to buyer for \$25.00pm. **Don’t miss your chance to own this move-in-ready home with incredible value and included furnishings!**