

# **\$465,000 - 54 Denovan Crescent, Red Deer**

MLS® #A2236079

**\$465,000**

4 Bedroom, 3.00 Bathroom, 2,178 sqft

Residential on 0.13 Acres

Deer Park Village, Red Deer, Alberta

4 BEDROOM, 3 BATHROOM 1.5 STOREY WITH OVER 2,175 SQ. FT. ABOVE GRADE ~ DOUBLE ATTACHED GARAGE ~ SUNNY SOUTH FACING BACKYARD ~ Lush, mature landscaping enhances the curb appeal and welcomes you to this expansive home ~ Step into a bright and spacious foyer that flows into the formal living and dining rooms, where vaulted ceilings and large windows create a feeling of spaciousness ~ The kitchen offers a practical layout with an abundance of wood cabinets, ample counter space with an eating bar, convenient wall pantry, and opens to a sunny dining space with south facing windows and garden door access to the deck and backyard ~ The sun filled family room is conveniently located off the kitchen, has more large south facing windows and is centred by a cozy fireplace with brick surround, raised hearth, and mantle above ~ Spacious bedroom with ample closet space and a large bay window makes an excellent home office or guest space and is located across from a 2 piece bathroom ~ Conveniently located main floor laundry is just off the garage and has built in cabinets ~ Open staircase overlooks the main floor and leads to a spacious upper level landing ~ French doors lead to the private primary suite with ample space for a king size bed, still leaving plenty of space for a sitting area, plus two walk in closets with built in organizers and a 3 piece ensuite featuring a walk in shower and oversized vanity ~ 2 additional bedrooms located on the same level



as the primary bedroom are both a generous size with ample closet space and have board and batten walls ~ 4 piece bathroom located just off the bedrooms and across from a large linen closet ~ The basement is partially finished with some framing and painted drywall, bathroom plumbing roughed in and plenty of space for a future family room and bedrooms ~ 24'x24' attached garage is insulated, finished with drywall, has two overhead doors and a man door to the backyard ~ The backyard has a large deck with a privacy wall, lower stone patio, 8'x8' garden shed, mature trees and landscaping offering shade and privacy, and is fully fenced with back alley access ~ Located close to schools, parks, sports courts, walking trails and shopping with easy access to all other amenities.

Built in 1987

### **Essential Information**

MLS® #	A2236079
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,178
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	54 Denovan Crescent
Subdivision	Deer Park Village
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4R 1W2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, See Remarks, Additional Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning, Brick Facing, See Remarks, Raised Hearth
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	8
Zoning	R-L

### **Listing Details**

Listing Office

Lime Green Realty Inc.

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