

\$334,900 - 42, 2821 Botterill Crescent, Red Deer

MLS® #A2257058

\$334,900

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.03 Acres

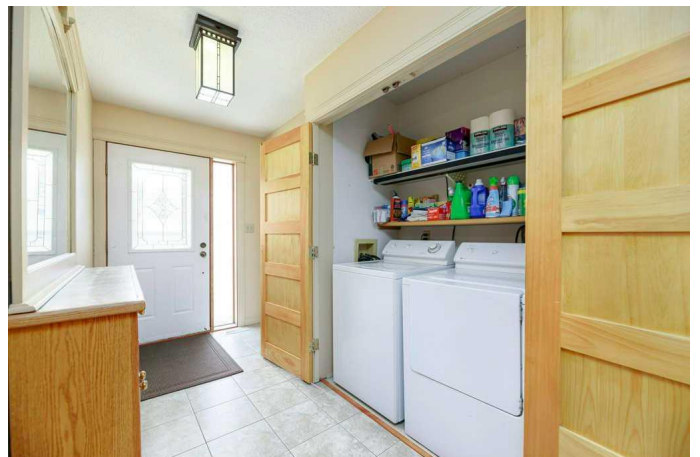
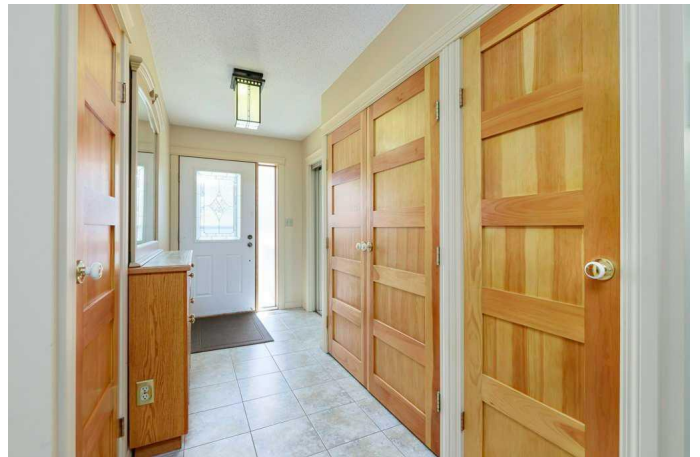
Bower, Red Deer, Alberta

WELCOME to this lovely upgraded home with many features to enjoy as you enter a large ceramic tile foyer with a custom built in cabinet for your shoes and trinkets. We offer two bedrooms on the main with a full bath in between. The kitchen offers plenty of cupboards and working space plus a built in pantry. Fridge, stove, hoodfan have all been upgraded within a year. There is bar seating at the counter and a cozy dining/living area with access to the private deck. Downstairs we have a bright large rec area with a cozy gas fireplace feature with built in cabinets on each side. There is another full bath, a den plus a workshop /crafts room to tinker in!

The utility room also comes with a small wash sink handy for the quick clean ups ~

UPGRADES include upstairs new doors, trims, hardwood flooring, upstairs closet doors, brand new pocket door from the primary bedroom into the bath room, high profile toilets, bidet, all windows/patio door have been replaced with exception of slider window off dining area. patio door, large basement bi-level windows, central vac with attachments, sink in workshop area, built in kitchen pantry plus overhead storage in garage complete with stair extension. **All basement carpet removed and upgraded to Gorgeous vinyl plank - Poly B plumbing has been replaced with new PEX.

The Air Conditioning unit was recently installed along with a new power humidifier. The furnace has been inspected and new motherboard replaced. Missing Window blinds



have been ordered and will be replaced prior to possession. This is a desirable friendly community where 50 plus can enjoy a more carefree lifestyle steps from the walking trails into Kin Canyon and perfectly located close to shopping and restaurants!

Built in 1988

Essential Information

MLS® #	A2257058
Price	\$334,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.03
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	42, 2821 Botterill Crescent
Subdivision	Bower
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 2E5

Amenities

Amenities	Clubhouse, Snow Removal, Visitor Parking, RV/Boat Storage
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Attached, RV Gated
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,
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	Laminate Counters, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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