

# \$499,900 - 8 Broughton Crescent, Red Deer

MLS® #A2213400

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.16 Acres

Bower, Red Deer, Alberta

Nestled in a serene and sought-after crescent within a mature and established neighborhood, this impeccably renovated bungalow boasts 4 spacious bedrooms and 2.5 beautifully appointed bathrooms. Every inch of this home has been thoughtfully upgraded, offering both modern elegance and exceptional functionality. Upon entering, youâ€™re welcomed into a bright, open-concept living space, where the south-facing living room window bathes the home in natural light, creating a warm and inviting atmosphere. Every bathroom has been completely transformed, showcasing contemporary finishes and attention to detail. The home also features a new on-demand hot water tank installed in 2022 for ultimate convenience. The fully renovated basement (2022) offers even more living space, with a new egress window in the bedroom, ensuring safety and natural light. A built-in entertainment unit with a dry bar is the perfect setting for relaxation or hosting guests, and the space is plumbed for a wet bar should you wish to customize it further. The outdoor spaces are as thoughtfully designed as the interiors. The meticulously landscaped front and back yards include flower beds, a stamped concrete pad, and lush greenery, creating a private retreat. The 24x28 heated garage is a standout feature, offering epoxy flooring, cabinetry, a new man door, trim paint, exhaust fan, and professional-grade lighting. A brand-new asphalt driveway at the



rear of the garage completes this perfect space. The backyard is an entertainerâ€™s paradise, with a gas line and power installed for your BBQ area. Two utility sheds, one with power and underground airlines, allow for seamless use of tools and air compressors, directly from the garage, without sacrificing space. Additionally, the home is equipped with underground Rain Bird sprinklers, ensuring a lush and green lawn year-round. Additional updates include central air, new shingles on the home in 2022, and garage shingles replaced in 2019. This exceptional home is move-in ready and offers the perfect combination of luxury, convenience, and tranquility in one of the most desirable neighbourhoods. A true gemâ€”this home is what family dreams are made of.

Built in 1979

### **Essential Information**

MLS® #	A2213400
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8 Broughton Crescent
Subdivision	Bower
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4R 1L8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	9
Zoning	R1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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