

# \$400,000 - 34 O'Brien Crescent, Red Deer

MLS® #A2217741

**\$400,000**

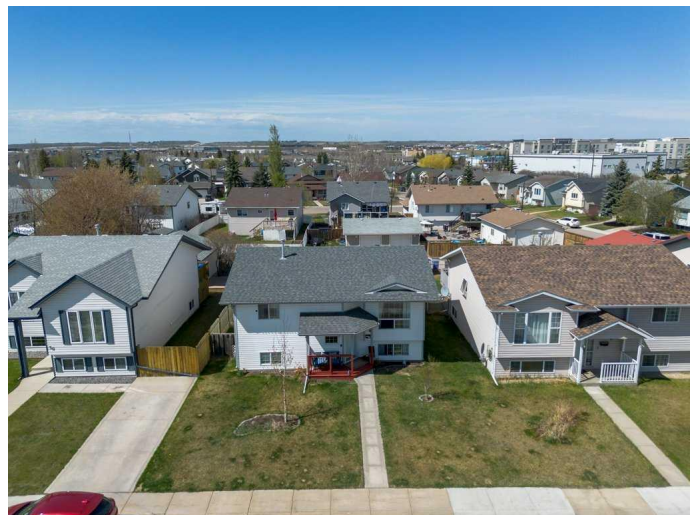
4 Bedroom, 3.00 Bathroom, 1,062 sqft

Residential on 0.12 Acres

Oriole Park West, Red Deer, Alberta

Welcome to 34 O'Brien Crescent, nestled in the sought-after community of Oriole Park West. This beautifully maintained four-bedroom, three-bathroom home is ideally located near scenic green spaces, walking trails, and parks—perfect for enjoying the outdoors this summer. Step inside to find an inviting, light-filled layout featuring large windows, updated flooring, and stylish finishes throughout. The main level boasts a spacious family room with a cozy fireplace, seamlessly connected to a bright kitchen equipped with stainless steel appliances, updated countertops, extra cabinetry, and a large island with a removable quartz countertop for added flexibility. Upstairs, the primary suite includes a functional ensuite and ample space, while a second generously sized bedroom completes the level. Off the kitchen, step out to a large deck and private backyard oasis—perfect for entertaining or relaxing in comfort. The fully finished lower level offers two additional large bedrooms, a full bathroom, another comfortable family room with an electric fireplace, and exceptional storage space. The backyard also features a newly added garage pad, with potential for a garage build (buyers to verify). This is a fantastic opportunity to own a move-in-ready home in one of the city's most desirable neighborhoods!

Built in 2000



## Essential Information

MLS® #	A2217741
Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,062
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	34 O'brien Crescent
Subdivision	Oriole Park West
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3T3

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	City Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	19
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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