



**GRASSROOTS**  
REALTY GROUP

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**114 Cornett Drive  
Red Deer, Alberta**

**MLS # A2234591**



**\$319,900**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Closet Organizers, Pantry, Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER & CONTROL

FULLY DEVELOPED 3 BED 2 BATH SEMI-DETACHED BI LEVEL ~ LOCATED ON A CORNER LOT ACROSS FROM A PARK, PLAYGROUND, WALKING TRAILS & COMMUNITY HALL ~ 22' L x 18' W DETACHED GARAGE + REAR PARKING PAD ~ The living room features a large picture window that fills the space with natural light and has views of the green space just across the street ~ The kitchen offers a functional layout with ample cabinet and counter space, tile backsplash, window above the sink and opens to the dining room ~ 2 main floor bedrooms are both a generous size and share a 4 piece bathroom ~ The fully finished basement with large above grade windows has a large family room featuring a stone faced fireplace, large 3rd bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard is landscaped, has a spacious deck with park views, and is fenced with back alley and side street access ~ 22' L x 18' W detached garage has built in shelving and a window for natural light ~ Excellent location with tons of walking trails, parks, and outdoor rec space just outside your door, with easy access to all amenities (shopping, restaurants, schools) close by.