



GRASSROOTS
REALTY GROUP

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**81 Card Crescent
Red Deer, Alberta**

MLS # A2242389



\$349,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Clearview Meadows | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,011 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level, Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Concrete, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: all appliances, all window coverings, garage door list and remote

GREAT VALUE on this charming little 4-level split located in the mature neighborhood of Clearview Meadows. Trails just a block from your doorstep, a park nearby and easy access to downtown! This great little starter home features a large yard with double detached garage! Inside you will find an open kitchen / dining area and living room on the main floor, leading to an upper level with 3 bedrooms and a full bathroom. The third level features a rec room and updated half bathroom. The lower level offers additional storage / den and mechanical. Located on a quiet side street and a rare affordable pricepoint makes this cute little home worth your consideration!