



**GRASSROOTS**  
REALTY GROUP

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**12 CAMPBELL Avenue**  
**Red Deer, Alberta**

**MLS # A2245211**



**\$254,500**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Alley Access, Off Street, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	24B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** SHED

EXCELLENT LOCATION FOR THIS FULLY DEVELOPED AND WELL LOVED DUPLEX! Main Floor With Nice, Bright Kitchen With Oak Cabinets, Dining Area With Direct Access to a 14 X 12 Deck, Spacious Living Room With Impressive Stone Faced Wood Burning Fireplace and Finally a Handy 2 Piece Bathroom Competes the Main Floor. Upstairs You Will Find the Super Sized Primary Bedroom, a Very Good Sized 2nd Bedroom With 3 Closets (One Set Up For A Sewing Machine) and a Nicely Upgraded 4 Piece Main Bathroom. The Basement Is Developed With a Family Room/Storage, Den/Storage, Another 2 Piece Bathroom and the Laundry/Furnace Room. Incredible Rear Yard With a 14 x 12 Deck Looking Out Onto a Simply Gorgeous, Very Private, Beautifully Treed Yard. Rear Parking Could be for 3 Cars or Perhaps 2 and a Small RV. Quick Possession Possible.