



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

65 chappel Drive  
Red Deer, Alberta

MLS # A2258583



**\$339,000**

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	986 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, See Remarks		

**Inclusions:** Gazebo on deck

This affordable character home combines charm, function, and a quiet location, making it an ideal choice for families, first-time buyers, or anyone looking for a well-rounded property. As soon as you enter, you'll appreciate the functional floor plan that makes the most of every level in this 4-level split. The main living spaces are warm and inviting, filled with natural light that highlights the home's character and charm. Upstairs you'll find two of the three bedrooms, including a spacious primary suite that easily accommodates larger furniture, is bathed in natural light, and even offers its own private balcony to enjoy morning coffee or a quiet retreat. The additional bedroom upstairs is well-sized and flexible, perfect for kids, guests, or a home office. On the lower levels, the home continues to impress with more living space designed for comfort and entertaining. The cozy family room provides the perfect spot to gather with friends and family, while the additional bedroom and convenient laundry area on the lower level add to the home's practicality. There's also plenty of storage throughout, ensuring everything has its place. The outdoor spaces add another layer of appeal, with a fully fenced backyard that's ideal for kids, pets, or simply relaxing outdoors. Mature trees and a quiet, low-traffic location provide a sense of privacy and calm, while the detached garage and garden shed give you ample room for parking, tools, and storage. With curb appeal, space, and a layout that balances charm with functionality, this home offers a smart move in today's market. Whether you're hosting, relaxing, or just enjoying the peace of the neighborhood, this property has everything you need to feel right at home.