



**GRASSROOTS**  
REALTY GROUP

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**105 Chappel Drive  
Red Deer, Alberta**

**MLS # A2260182**



**\$355,000**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<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>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this well maintained 3-bedroom, 2-bathroom bi-level home located in the Clearview Meadows. With two spacious bedrooms on the main floor and a third bedroom downstairs, this layout offers great flexibility for families, guests, or a home office. Each level also features a full 4 piece bathroom. Step into the heart of the home &mdash; a nicely updated kitchen featuring newer appliances and a modern feel, perfect for cooking and entertaining. The main floor bathroom has also been stylishly updated, offering a fresh and comfortable space. Recent upgrades include all new windows (with the exception of the living room picture window), new exterior doors, added insulation for energy efficiency, and the addition of central air conditioning to keep you comfortable year-round. Outside, you'll love the 2 tiered back deck just off the kitchen &mdash; an ideal spot to relax, BBQ, and enjoy the fully fenced yard. The property also includes a double detached heated garage equipped with 220V power, plus convenient RV parking for your toys or trailer.