



**GRASSROOTS**  
REALTY GROUP

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**21 Cunningham Crescent  
Red Deer, Alberta**

**MLS # A2263803**



**\$484,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Clearview Meadows                 |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 4 Level Split                     |               |                   |
| <b>Size:</b>     | 1,381 sq.ft.                      | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Parking Pad    |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Lawn, Paved |               |                   |

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

**Inclusions:** fridge, stove, dishwasher, blinds.

Beautifully updated 4-level split in the mature area of Clearview! Situated on a massive 9,503 sq ft lot, this home offers space, privacy & charm—rare to find in town! Featuring 4—5 bedrooms, including a versatile flex room perfect as a bedroom, office, or sitting area. There is a ton of space in your new home offering 2 living rooms and a spacious kitchen as well as a primary bedroom with an ensuite on the upper floor with two more bedrooms. Enjoy an updated kitchen with access to a large deck overlooking mature trees for a private backyard feel. RECENT UPDATES include fresh paint throughout, new flooring, new kitchen with modern finishes, new baseboards throughout, dual flush toilets, and LED lighting throughout (other than the bathrooms). The 22x24 DETACHED GARAGE offers plenty of storage. Close to schools, parks, trails & shopping—this is the perfect family home in a desirable location!