



GRASSROOTS
REALTY GROUP

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16 Campbell Avenue
Red Deer, Alberta

MLS # A2286366



\$245,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Clearview Meadows | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 867 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Off Street, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

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|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Concrete, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Storage | | |

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| Inclusions: | Shed |
|--------------------|------|

Welcome to this fully developed bi-level in the sought-after community of Clearview Meadows. Offering three bedrooms, two full bathrooms, and two spacious living areas, this home delivers functional space for the whole family. The location is tough to beat. You're just steps from the Michael O'Brien Wetlands, scenic walking trails, parks, schools, shopping, and public transit, making day to day living incredibly convenient. The main level features a bright and inviting living room that's perfect for relaxing or hosting friends and family. The kitchen offers generous cabinet storage and ample counter space, flowing seamlessly into a well-sized dining area ideal for everyday meals or entertaining. Two comfortable bedrooms and a full bathroom complete the upper level. Large windows throughout the home bring in plenty of natural light, creating a warm and welcoming atmosphere. Downstairs, the fully finished basement expands your living space with an oversized family room, an additional bedroom, another full bathroom, a laundry area, and plenty of extra storage. It's a fantastic setup for teenagers, guests, or a secondary hangout space. Major updates provide peace of mind, including new shingles, a new furnace, and a new hot water tank in 2023. Outside, you'll find a fully fenced yard with additional rear parking and plenty of room to enjoy the outdoors making this a fantastic opportunity to move in and start enjoying right away.