



**9 Cardinal Avenue  
Red Deer, Alberta**

**MLS # A2290762**



**\$319,900**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters		

**Inclusions:** 2 AC UNITS. AND EXTRA FRIDGE IN BASEMENT

Welcome to this bright and sunny bungalow located in the desirable, mature neighborhood of Clearview. As you enter the home, you're greeted by a spacious living room filled with natural light from large windows, creating a warm and inviting atmosphere. The living room flows seamlessly into the dining area and a functional U-shaped kitchen featuring plenty of cabinetry and a convenient pantry an ideal layout for family meals and entertaining. The primary bedroom offers a large closet with solid shelving, along with a cozy fireplace that creates the perfect private retreat. Two additional bedrooms and a well-appointed 4-piece bathroom complete the main floor. A separate side entrance provides convenient access to the basement without passing through the main living area. Downstairs you'll find another bedroom, a large 4-piece bathroom, and a huge family room perfect for teenagers, guests, or extended family living. Outside, the home sits on a nicely sized lot with a fenced backyard and a rear parking pad. Enjoy the convenience of a park just across the street, nearby walking trails, and proximity to shopping, groceries, and other amenities. This is a fantastic opportunity to own a home in the welcoming and well-established community of Clearview.