



**10 Chappel Drive
Red Deer, Alberta**

MLS # A2301137



\$360,000

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|------------------|-------------------------|---------------|-------------------|
| Division: | Clearview Meadows | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,133 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot | | |

| | | | |
|--------------------|----------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: Fridge, Stove, Washer, Dryer, Microwave, dishwasher, all window coverings (as is)

Looking for the perfect place to call home? Step into this welcoming and charming property located in the heart of Clearview Meadows. This is a fantastic neighborhood suited for retirees, families, first time buyers, and professionals. The main floor offers a bright and inviting living space filled with natural light from large windows, flowing seamlessly into the dining area and kitchen. The kitchen is beautifully sunlit, featuring ample cabinetry and lovely views from the windows. just down the hall, you’ll find three well appointed bedrooms, including a spacious primary suite complete with a generous closet and a convenient 2 piece ensuite. A full 4 piece bathroom completes the upper level. The lower level features a large family room—perfect for movie nights, gaming, or relaxing—along with an impressive wet bar that makes entertaining easy. This level also includes a fourth bedroom, laundry area, and an additional 4 piece bathroom. Outside, enjoy mature trees, a welcoming front porch, a large side deck, and a flat, fully usable yard. Best of all, the property backs onto open green space, offering extra privacy and a peaceful setting. Ideally located close to all the amenities of Red Deer, yet tucked away in a quiet, comfortable, and safe community. some upgrades include: new roof in 2018, new kitchen window in 2026, new floors and paint in 2014, new furnace in 2025.