



GRASSROOTS
REALTY GROUP

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**114 Cornett Drive
Red Deer, Alberta**

MLS # A2206063



\$319,900

Division:	Clearview Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	775 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lev		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER & CONTROL

FULLY DEVELOPED 3 BED 2 BATH SEMI-DETACHED BI LEVEL ~ LOCATED ON A CORNER LOT ACROSS FROM A PARK, PLAYGROUND, WALKING TRAILS & COMMUNITY HALL ~ 22' L x 18' W DETACHED GARAGE + REAR PARKING PAD ~ The living room features a large picture window that fills the space with natural light and has views of the green space just across the street ~ The kitchen offers a functional layout with ample cabinet and counter space, tile backsplash, window above the sink and opens to the dining room ~ 2 main floor bedrooms are both a generous size and share a 4 piece bathroom ~ The fully finished basement with large above grade windows has a large family room featuring a stone faced fireplace, large 3rd bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard is landscaped, has a spacious deck with park views, and is fenced with back alley and side street access ~ 22' L x 18' W detached garage has built in shelving and a window for natural light ~ Excellent location with tons of walking trails, parks, and outdoor rec space just outside your door, with easy access to all amenities (shopping, restaurants, schools) close by.