

81 Card Crescent  
Red Deer, Alberta

MLS # A2242389



**\$349,900**

|           |                                                        |        |                   |
|-----------|--------------------------------------------------------|--------|-------------------|
| Division: | Clearview Meadows                                      |        |                   |
| Type:     | Residential/House                                      |        |                   |
| Style:    | 4 Level Split                                          |        |                   |
| Size:     | 1,011 sq.ft.                                           | Age:   | 1980 (45 yrs old) |
| Beds:     | 3                                                      | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached                                 |        |                   |
| Lot Size: | 0.13 Acre                                              |        |                   |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level, Standard Shaped Lot |        |                   |

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

**Inclusions:** all appliances, all window coverings, garage door list and remote

GREAT VALUE on this charming little 4-level split located in the mature neighborhood of Clearview Meadows. Trails just a block from your doorstep, a park nearby and easy access to downtown! This great little starter home features a large yard with double detached garage! Inside you will find an open kitchen / dining area and living room on the main floor, leading to an upper level with 3 bedrooms and a full bathroom. The third level features a rec room and updated half bathroom. The lower level offers additional storage / den and mechanical. Located on a quiet side street and a rare affordable pricepoint makes this cute little home worth your consideration!