

12 CAMPBELL Avenue
Red Deer, Alberta**MLS # A2245211****\$254,500**

Division:	Clearview Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,118 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	24B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: SHED

EXCELLENT LOCATION FOR THIS FULLY DEVELOPED AND WELL LOVED DUPLEX! Main Floor With Nice, Bright Kitchen With Oak Cabinets, Dining Area With Direct Access to a 14 X 12 Deck, Spacious Living Room With Impressive Stone Faced Wood Burning Fireplace and Finally a Handy 2 Piece Bathroom Competes the Main Floor. Upstairs You Will Find the Super Sized Primary Bedroom, a Very Good Sized 2nd Bedroom With 3 Closets (One Set Up For A Sewing Machine) and a Nicely Upgraded 4 Piece Main Bathroom. The Basement Is Developed With a Family Room/Storage, Den/Storage, Another 2 Piece Bathroom and the Laundry/Furnace Room. Incredible Rear Yard With a 14 x 12 Deck Looking Out Onto a Simply Gorgeous, Very Private, Beautifully Treed Yard. Rear Parking Could be for 3 Cars or Perhaps 2 and a Small RV. Quick Possession Possible.