

**4521 Van Eaton Way
Clive, Alberta**

MLS # A2263968

\$269,000



Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	1,204 sq.ft.	Age: 2009 (17 yrs old)
Beds:	4	Baths: 1 full / 1 half
Garage:	Off Street, Parking Pad	
Lot Size:	0.01 Acre	
Lot Feat:	Back Yard, Private, Street Lighting	

Heating:	In Floor Roughed-In, Forced Air, Natural Gas
Floors:	Concrete
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Wood Frame
Foundation:	ICF Block, Poured Concrete
Features:	Kitchen Island

Inclusions: Negotiable

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

WELCOME TO CLIVE! From the great Van Eaton Way comes a solid 2009 half duplex, featuring 1204 square feet, a fenced backyard, and a front balcony to take in one of the well kept neighbourhood. Open concept spanning the living room, dining room and kitchen at the front of the home. Real wood cabinets and a peninsula island with breakfast bar. Down the hall three bedrooms greet us, with the master being at the very back of the home and enjoying southern sun as it looks upon the fully fenced backyard. A four piece bathroom and a laundry room complete the upper floor. Downstairs is partially finished and offers a large family room, a 2 piece bathroom, a framed out fourth bedroom and a utility room with central vac and roughed in in-floor heating. Clive is a tremendous community offering a great school, pharmacy, excellent food and lovely people. For everything else Lacombe is just 20 minutes down the road and Red Deer just 35!