

81 Card Crescent  
Red Deer, Alberta

MLS # A2242389



## \$349,900

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

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