

9 Cardinal Avenue
Red Deer, Alberta

MLS # A2290762



\$319,900

Division:	Clearview Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,029 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: 2 AC UNITS. AND EXTRA FRIDGE IN BASEMENT

Welcome to this bright and sunny bungalow located in the desirable, mature neighborhood of Clearview. As you enter the home, you're greeted by a spacious living room filled with natural light from large windows, creating a warm and inviting atmosphere. The living room flows seamlessly into the dining area and a functional U-shaped kitchen featuring plenty of cabinetry and a convenient pantry an ideal layout for family meals and entertaining. The primary bedroom offers a large closet with solid shelving, along with a cozy fireplace that creates the perfect private retreat. Two additional bedrooms and a well-appointed 4-piece bathroom complete the main floor. A separate side entrance provides convenient access to the basement without passing through the main living area. Downstairs you'll find another bedroom, a large 4-piece bathroom, and a huge family room perfect for teenagers, guests, or extended family living. Outside, the home sits on a nicely sized lot with a fenced backyard and a rear parking pad. Enjoy the convenience of a park just across the street, nearby walking trails, and proximity to shopping, groceries, and other amenities. This is a fantastic opportunity to own a home in the welcoming and well-established community of Clearview.