



GRASSROOTS
REALTY GROUP

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125 Crawford Street
Red Deer, Alberta

MLS # A2334607



\$355,000

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GYM EQUIPMENT DOWNSTAIRS

FULLY DEVELOPED BI-LEVEL IN CLEARVIEW MEADOWS~ 4 BEDROOMS, 2 BATHROOMS ~ SUNNY SOUTH FACING BACKYARD ~ All Poly-B plumbing removed ~ Stucco exterior and mature landscaping create inviting curb appeal ~ Step into the foyer with high ceilings that open to the upper level ~ The living room features a large picture window that overlooks the front yard ~ The L-shaped kitchen offers a functional layout and offers plenty of white cabinets, under cabinet lighting, ample counter space, full tile backsplash, window above the sink, built in desk, stainless steel appliances and a wall pantry ~ The dining space has a large picture window that overlooks the deck, and a garden door to the south facing deck and backyard ~ The fully developed basement with large above grade windows has a large family room/flex space, 4th bedroom, an oversized 3 piece bathroom with laundry, and space for storage ~ The fully fenced backyard is landscaped, has no neighbours behind, mature trees, shrubs and perennials, enclosed storage below the deck, fire pit, garden shed, and fenced in dog run ~ Extra long front drive offers off street parking for at least two vehicles (tandem) or an RV ~ Located in a cul-de-sac, close to parks, playgrounds, and walking trails, easy access to schools, shopping and all other amenities.