



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Clark Crescent
Red Deer, Alberta

MLS # A2349333

\$374,900

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Dry Bar, Kitchen Island, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, garage door opener & 2 controls, central vac & attachments, 3 TV wall mounts.

A fully developed bungalow with a detached double car garage! The curb appeal is accented by the brand new shingles. The slate tile entryway greets you to the open style floor plan. Painted kitchen cabinets are complemented by the hardwood floor, an island, stainless steel appliances (including a gas stove), a newer dishwasher and a pantry. The dining area has oak hardwood floors that have been refinished in the last year, wainscoting, and double windows. The sunken living room has a wood burning fireplace (as is, used as decoration but does have a gas log lighter for potential future gas fireplace) and patio doors out to the backyard. There are three bedrooms upstairs. The primary bedroom has double closets and a 2 piece ensuite with a vessel sink, laminate flooring and a window. There is a 4 piece tiled bathroom. The basement has a family room complete with a dry bar, a 3 piece bathroom, a den and a 4th bedroom. There is a high efficient furnace that was replaced in 2024, central vacuum, AC, new shingles on the house and garage. The fenced yard has a detached double car garage that isn't heated but does have a gas line. A fantastic location just steps from the green space and park.