



GRASSROOTS
REALTY GROUP

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61 Chappel Drive
Red Deer, Alberta

MLS # A2351552

\$389,900

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer & Dryer, All Window Coverings, All Attached Shelving, Garage Door Opener and Remote x1

A fantastic family home in a mature neighbourhood, close to schools, parks, walking trails & all your favourite amenities. Welcome to 61 Chappel Drive in Clearview Meadows! This fully finished bungalow offers over 1,000 sq ft above grade, 4 bedrooms, 3 bathrooms, central A/C & a double detached garage, with a freshened-up exterior that adds to its curb appeal. From the moment you arrive, you'll appreciate the inviting front porch, sharp stucco exterior & welcoming feel of this well-maintained home. Inside, you'll find a functional, family-friendly layout designed for comfortable everyday living. The main floor features 3 bedrooms, including a spacious primary bedroom with double closets & a convenient 2-piece ensuite. The open kitchen & dining area provide you with a great space to entertain, upgraded stainless steel kitchen appliances and plenty of light from the large windows. The fully developed basement provides you with different recreational spaces, a bedroom and full bathroom plus additional storage space. The backyard is fully fenced and landscaped with a rear & side deck and access to the double detached garage. The separate side entrance adds even more convenience & potential. Situated on a quiet street in the established, family-friendly community of Clearview Meadows, this home is just minutes from schools, parks, walking trails, shopping & everything Red Deer has to offer. With its practical layout, bright living spaces, desirable location & excellent potential, this home is ready to welcome its next owners!