

97 Card Crescent
Red Deer, Alberta

MLS # A2158947



\$389,900

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Side, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage		

Inclusions: Fridge x2, Range Hood x2, Stoves x2

LEGAL SUITE with great long term tenants who would like to stay! Situated on a quiet crescent in Clearview Meadows, this home is a short walk to a large park and playground area. The main floor has 3 bedrooms, a full bathroom, and a 2 pce ensuite, along with a large living room and kitchen/dining space. The basement suite has 2 bedrooms and a 3 pce bathroom, laminate flooring, a galley style kitchen, and living room/dining area. There's also a large 24x26 garage for added rental income, which is currently occupied by the main floor tenant. There's lots of parking on this large corner lot, including additional off street parking in front of the garage. Property has newer shingles, some new windows, and the plumbing in the basement suite has been replaced to pex (main floor is copper). There is shared laundry in the rear entry, and there's a shared yard space with a new fence. This is a great revenue generator with awesome tenants already in place. Immediate possession is available for buyers who want to assume the tenants.