

49 Chappel Drive  
Red Deer, Alberta

MLS # A2165576



## \$499,900

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Shingle Siding, Wood Frame	<b>Zoning:</b>	R!
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island		

**Inclusions:** garage door openers, garage door controls.

Welcome to this beautifully renovated 1,234 sq. ft. home, featuring not one, but TWO GARAGES! With approximately \$50,000 in recent upgrades, this home offers style and functionality. Inside, you'll find 4 spacious bedrooms and 3 bathrooms, providing ample space for comfort. The primary bedroom on the main floor includes a private ensuite. The kitchen is a chef's dream with Maple Pewter Glaze cabinets, stainless steel appliances (including a newer dishwasher), brand-new quartz countertops, a large island, and a dining area that opens to a sunny south-facing deck through French doors. The main floor is bright and welcoming, featuring a large family room with abundant natural light, new vinyl plank flooring, and newer vinyl windows. Cozy up by the gas fireplace in the living room, which adds warmth and ambiance to the space. Recent updates also include a redesigned staircase, a new laundry room, and a brand-new 3-piece bathroom on the main floor. The lower level is perfect for entertaining, with a full wet bar, a large recreation area, a generously sized bedroom, and another gas fireplace to keep you warm during the winter months. The lower level also has a 3-piece bathroom for added convenience. Fully fenced, south-facing backyard offers a large deck plus a beautiful patio area, and plenty of space for outdoor activities. Adding to the home's appeal is the SECOND BACK DETACHED GARAGE is insulated, drywalled and heated with 10' walls! Don't miss out on the opportunity to make this upgraded and charming home your own!