

13 Crawford Street
Red Deer, Alberta

MLS # A2178745



\$434,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,287 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Dry Bar, French Door, Vinyl Windows		

Inclusions: Window Coverings, Ceiling Fans, Light Fixtures, Garage Door Openers (s)

Nestled on a peaceful cul-de-sac in the highly sought-after neighborhood of Clearview Meadows, this beautifully updated home offers the perfect combination of modern comforts and serene living. The newly renovated main floor is bright and welcoming, highlighted by an upgraded kitchen featuring a premium gas stove, sleek cabinetry, and ample counter space—ideal for culinary enthusiasts. The spacious primary bedroom is a true retreat, complete with a private 3-piece ensuite for added convenience. Upstairs, you’ll find two additional well-sized bedrooms, each bathed in natural light and offering generous closet space, as well as a large 4-piece bathroom. The basement adds an extra layer of charm, with custom built-in bookshelves that enhance both character and functionality. On this level, you’ll also find a laundry area, exterior access to the yard, a 2pc bathroom and a versatile 4th room—perfect for a home office, study, or guest bedroom. The lower level is an entertainer’s dream, featuring a dry bar and plenty of space to create the ultimate hangout spot for family and friends. To top it all off, this home boasts a double detached garage, providing ample room for both vehicles and storage, a BRAND NEW furnace and central air for those hot summer days. Located in a tranquil setting yet just minutes from local amenities, schools, and parks, this property offers the ideal balance of peace and convenience. Don’t miss out on the opportunity to make this stunning home yours!