

# \$499,900 - 3 Charles Avenue, Red Deer

MLS® #A2220810

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,431 sqft

Residential on 0.10 Acres

Clearview Ridge, Red Deer, Alberta

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM 2-STOREY IN CLEARVIEW RIDGE ~ 26' L X 22' W DETACHED GARAGE ~ LOCATED IN CONVENIENT CLEARVIEW RIDGE WITH EASY ACCESS TO WALKING TRAILS, PARKS, AND ALL OTHER AMENITIES ~ West facing covered front veranda with park views welcomes you ~ The spacious foyer has a built in bench and opens to the living room that features a cozy gas fireplace with stacked stone and a large west facing picture window ~ The kitchen offers a functional layout with plenty of dark stained maple cabinets with stylish gold hardware, ample counter space including an island with an eating bar, walk in corner pantry and black stainless steel appliances ~ Easily host large gatherings in the dining room that opens to the kitchen and has tons of natural light ~ Mud room with conveniently located laundry also offers garden door access to the deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has an oversized 4 piece ensuite and a spacious walk in closet with built in shelving ~ 2 additional bedrooms located on the upper level are both a generous size and share a 4 piece bathroom ~ The fully finished basement with high ceilings and operational in floor heating offers a family room, den with a window, and a large 4th bedroom with a cheater door to the 4 piece basement bathroom ~ Other great features include;



Central air conditioning ~ The backyard is landscaped, has a lowered concrete pad, shed, fire pit area, tons of grassy yard space and access to the oversized double garage ~ Located across from a green space with walking trails and a playground, steps to an elementary school with a park and playground, close to walking trails that connect to Red Deer's extensive trail system, and excellent shopping, dining and amenities all within walking distance.

Built in 2011

### **Essential Information**

MLS® #	A2220810
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,431
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Charles Avenue
Subdivision	Clearview Ridge
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0L4

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2

Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	20
Zoning	R1N

### Listing Details

Listing Office	Lime Green Realty Inc.
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