

# \$254,500 - 12 Campbell Avenue, Red Deer

MLS® #A2245211

## \$254,500

2 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.08 Acres

Clearview Meadows, Red Deer, Alberta

EXCELLENT LOCATION FOR THIS FULLY DEVELOPED AND WELL LOVED DUPLEX! Main Floor With Nice, Bright Kitchen With Oak Cabinets, Dining Area With Direct Access to a 14 X 12 Deck, Spacious Living Room With Impressive Stone Faced Wood Burning Fireplace and Finally a Handy 2 Piece Bathroom Completes the Main Floor. Upstairs You Will Find the Super Sized Primary Bedroom, a Very Good Sized 2nd Bedroom With 3 Closets (One Set Up For A Sewing Machine) and a Nicely Upgraded 4 Piece Main Bathroom. The Basement Is Developed With a Family Room/Storage, Den/Storage, Another 2 Piece Bathroom and the Laundry/Furnace Room. Incredible Rear Yard With a 14 x 12 Deck Looking Out Onto a Simply Gorgeous, Very Private, Beautifully Treed Yard. Rear Parking Could be for 3 Cars or Perhaps 2 and a Small RV. Quick Possession Possible.

Built in 1981

## Essential Information

MLS® #	A2245211
Price	\$254,500
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,118
Acres	0.08



Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	12 Campbell Avenue
Subdivision	Clearview Meadows
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P2W7

### Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, On Street

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, City Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
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Zoning

24B

## **Listing Details**

Listing Office

Royal LePage Network Realty Corp.

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