

# **\$539,900 - 82 Crossley Street, Red Deer**

MLS® #A2244294

## **\$539,900**

5 Bedroom, 3.00 Bathroom, 1,263 sqft  
Residential on 0.11 Acres

Clearview Ridge, Red Deer, Alberta

This LEGALLY SUITED bi-level sits across from a green space and is just steps to multiple schools, Red Deer's best trails, and all the amenities of the Clearview Market. With 1,263 sq ft on the upper level and a 1,057 sq ft legal basement suite, this is an excellent property. The upper unit includes 3 bedrooms and 2 full bathrooms, including a primary bedroom with walk-in closet and 3-piece ensuite. The large living room welcomes you with durable laminate flooring and flows seamlessly into the dining space, where a garden door leads to the private back deck. The kitchen is both functional and charming, boasting ample oak cabinetry, upgraded stainless steel appliances, a corner pantry, and a window overlooking the back deck. The bright and spacious basement suite features its own private entrance, 2 bedrooms, 4-piece bathroom, and separate laundry. This level offers an expansive living area that flows effortlessly into a cozy dining nook and well-appointed kitchen with a raised eating bar and generous cabinet space. Low-maintenance landscaping includes a fully fenced backyard with each suite having private yard space, a private concrete patio for the basement suite, and a deck for the upper unit. A large gravel parking pad at the back of the property accommodates up to 4 vehicles and there's lots of parking out front with green space across the street. The basement suite is currently rented to an excellent tenant with a lease in place until August of 2026, main floor



is ready for immediate possession and should rent for \$1900 - \$2100/mo. Utilities are separately metered for both suites, and new hot water on demand units were just installed in both suites.

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244294    |
| Price          | \$539,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,263       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 82 Crossley Street |
| Subdivision | Clearview Ridge    |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 0G5            |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Off Street, Parking Pad, Alley Access |

### **Interior**

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Breakfast Bar, Laminate Counters, Track Lighting |
| Appliances        | Window Coverings                                                                                                                                                              |

|              |                                   |
|--------------|-----------------------------------|
| Heating      | Forced Air, Natural Gas, In Floor |
| Cooling      | None                              |
| Has Basement | Yes                               |
| Basement     | Finished, Full, Suite             |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Private Entrance                                                 |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Stone                                      |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 16              |
| Zoning         | R-L             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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