

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

MLS® #A2244294

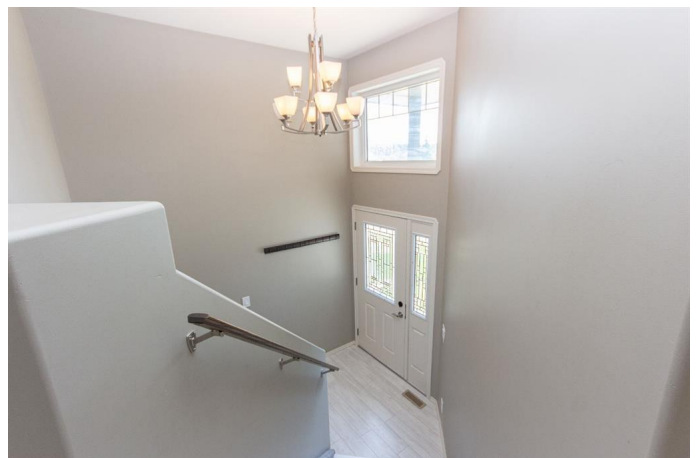
**\$539,900**

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 to generate revenue or live upstairs and collect rent from the basement suite. 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	Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)
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Appliances	Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

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

## Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	RE/MAX real estate central alberta
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