

# \$309,900 - 140 Cosgrove Crescent, Red Deer

MLS® #A2238063

**\$309,900**

3 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.07 Acres

Clearview Ridge, Red Deer, Alberta

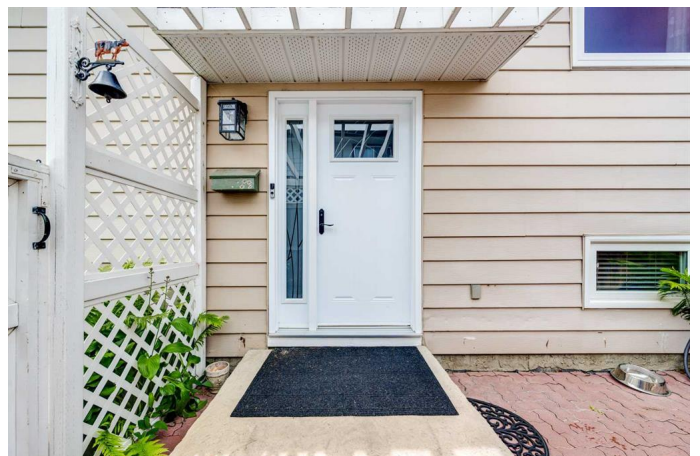
Welcome to this cozy and well-maintained home offering fantastic potential in a quiet and convenient neighborhood! This charming property has seen several important updates over the years, including a newer high-efficiency furnace, hot water tank, 50-year shingles, and low-maintenance vinyl windows, offering comfort and peace of mind for years to come.

Step inside to discover beautiful hardwood flooring that flows throughout the main level, creating a warm and timeless aesthetic. The home features two bedrooms on the main floor, providing ideal space for a family, guests, or a home office setup.

One of this home's standout features is its location, backing directly onto a tranquil reserve green space with walking paths. Youâ€™ll love the privacy and the opportunity to enjoy morning walks and evening strolls.

The basement is partially developed and currently includes a bedroom and a 3-piece bathroom. There's plenty of room left to customize and create the additional living space youâ€™ve always wantedâ€”whether that's a rec room, home gym, or media lounge.

The landscaped yard adds curb appeal and includes a convenient front parking pad. Located just minutes from the Collicutt Centre, schools, parks, and shopping, this home puts



everything you need within easy reach while still offering the serenity of a tucked-away residential spot.

Whether you're a first-time buyer, investor, or someone looking to put their personal touch on a great home in a fantastic location, this is an opportunity you won't want to miss!

Built in 1982

**Essential Information**

MLS® #	A2238063
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	140 Cosgrove Crescent
Subdivision	Clearview Ridge
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2W5

**Amenities**

Parking Spaces	1
Parking	Front Drive, Off Street, Parking Pad

**Interior**

Interior Features	Kitchen Island
-------------------	----------------

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Environmental Reserve, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Zoning	R-M

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.