

# \$319,900 - 102 Excell Street, Red Deer

MLS® #A2229212

**\$319,900**

3 Bedroom, 3.00 Bathroom, 1,068 sqft

Residential on 0.08 Acres

Eastview Estates, Red Deer, Alberta

Welcome to this exceptionally well-maintained half duplex nestled in a vibrant, family-oriented neighborhood. Thoughtfully designed, the heart of the home is a functional U-shaped kitchen that blends style and practicality. With ample counter space and cabinetry on three sides, meal prep and storage are a breeze. A convenient pass-through to the dining area allows the cook to stay connected while entertaining, making this space ideal for both casual meals and special gatherings. Upstairs, youâ€™ll find three spacious bedrooms, including a comfortable primary suite complete with its own 3-piece ensuite. The layout is perfect for growing families, offering both privacy and togetherness. The bright and open basement features a versatile floor plan that easily adapts to your lifestyleâ€”whether it's a cozy family room, home office, or guest space. Large windows fill the space with natural light, and neutral finishes give it a fresh, welcoming feel. The laundry and utility areas are neatly tucked away, and both the furnace and hot water tank are newer, offering peace of mind and efficiency. Outdoor living is just as inviting with nicely landscaped front and back yards. Enjoy your morning coffee on the front balcony, or relax in the private backyard oasis featuring a charming gazebo and a 6-foot vinyl fence for added privacy. There is a large shed for storage for lawn mower, garden tools and bicycles. Located just a short walk from playgrounds and an elementary school, this home makes daily routines easy and



stress-free. Whether you're a first-time buyer or looking to downsize without compromise, this property offers the perfect blend of comfort, convenience, and community charm.

Built in 1991

**Essential Information**

MLS® #	A2229212
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,068
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	102 Excell Street
Subdivision	Eastview Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T2R 2H8

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Central Vacuum, No Smoking Home
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

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

**Additional Information**

Date Listed              June 9th, 2025  
Days on Market        10  
Zoning                    R2

**Listing Details**

Listing Office            Coldwell Banker Ontrack Realty

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