

96 Barrett Drive
Red Deer, Alberta

MLS # A2166067



\$398,000

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,240 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Level, Standard Shaped Lot		

Heating: Forced Air, Natural Gas, Wood

Water: -

Floors: Hardwood, Linoleum, Vinyl, Wood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: Hood fan

Welcome to this one of a kind 5 bedroom family orientated home in South Red Deer's most desirable neighbourhood, Bower! The second you enter this bright spacious home, you can feel the warmth of the two sided wood burning fireplace which is the Center piece to this delightful character home. It is situated on a convenient Drive close to all the desirable amenities such as coffee shops, restaurants and the Bower Mall, and Walmart with easy access to Highway 2. This preferred property features a very large spacious backyard fully fenced with a green belt behind, to accommodate your pets and children along with having a 10 by 10 dog run. The shed is already set up for the inclusion of chickens. Special features of this home include a large family dining area within the kitchen overlooking a high vaulted cedar ceiling. The wood railing and hardwood floors greet you as you walk up to the main level where you go up to the bright spacious dining area, off the kitchen with slider doors opening onto the east facing deck. For the garden lovers who enjoy plants, you will enjoy this perfect spot to sit with a cup of coffee in the morning. The dining room boasts light coloured hardwood floors that flow into the 3 bedrooms, and full bathroom. The main bedroom and ensuite has patio doors that lead into a bright sunroom with access to the backyard. The east facing living room boasts of bright east sunlight through floor length windows and a two sided wood fireplace and oak mantel. The lower level features new plank flooring, throughout the family room, 2 additional bedrooms, spacious laundry room and mud room that leads to the backyard. There is ample storage throughout the home. Recent upgrades include a brand new roof, hot water tank and flooring. This home has a single car attached garage with ample parking out-front.