

96 Barrett Drive  
Red Deer, Alberta

MLS # A2166067



**\$394,800**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	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 family oriented 5 bedroom, 3 bath, attached garage, walkout basement located in the desirable Bower neighborhood in south Red Deer with amenities such as coffee shops, restaurants, Bower Mall, Home Depot, Walmart and easy access to Highway 2. The second you enter this bright and spacious home, you can feel the warmth of the two sided wood burning fireplace in the vaulted cedar main floor living room. The wood railing and hardwood floors greet you as you walk up to the dining area overlooking the living room. The dinning area has an east facing front deck, perfect for the garden lovers to enjoy the sunshine with a morning cup of coffee. The large U shaped kitchen has plenty of cupboard space, double sink and stainless steel fridge, stove and dishwasher appliances. Down the hallway there are 3 bedrooms and a full bathroom. The main bedroom has an ensuite, walk-in closet, cedar ceiling with patio doors to a bright sunroom and access to the backyard. The lower level features vinyl plank flooring family room, 2 additional bedrooms, bathroom, spacious laundry room and mud room that leads to the walkout backyard. Single car 26x16 attached garage with ample parking out-front. Fully fenced backyard, 12x8 shed with a green belt behind. Recent upgrades to include a brand new roof, updated bathrooms , hot water tank, flooring and windows throughout the home.