



112 Barrett Drive  
Red Deer, Alberta

MLS # A2278737



**\$459,000**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Standard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Shingle Siding, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity
<b>Features:</b>	Central Vacuum, Chandelier, No Animal Home, Open Floorplan		

**Inclusions:** Shed, Deck Covering

An immaculate, beautifully upgraded home located in one of Red Deer's desirable mature neighborhoods. Situated in the sought-after Bower area, this property offers quiet streets, established trees, nearby parks, restaurants, shopping, and walking trails — all just minutes from your doorstep. Inside, the main floor features spacious living areas designed for both entertaining and everyday comfort. Enjoy a private deck just off the kitchen through patio doors, a sunken living room with a cozy wood-burning fireplace, and a formal dining room. The main floor also offers a spacious primary suite complete with a walk-in closet and a 3-piece ensuite with a separate shower, along with two additional bedrooms and a 4-piece bathroom. The fully developed basement provides exceptional additional living space, including a full-length family room, a large den, a fourth bedroom, and an oversized flex room perfect for a home office, gym, hobby room, or guest space. Numerous upgrades throughout the home include a high-efficiency furnace, newer siding, roof, updated kitchen cabinets, flooring, and much more. You'll also appreciate the convenience of both gas and electric dryer hookups. The attached garage is easily accessible from the main floor, adding comfort and practicality year-round.