



**GRASSROOTS**  
REALTY GROUP

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**85 Oberlin Avenue  
Red Deer, Alberta**

**MLS # A2290715**



**\$989,000**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,705 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Gentle Sloping, Low Mai		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub

**Inclusions:** Hot Tub, Pool Table, 2nd refrigerator, Window Coverings

Stunning Executive Bungalow in Oriole Park &ndash; Unmatched Views & Exceptional Craftsmanship. Welcome to this extraordinary executive walkout bungalow on a highly desirable street in Oriole Park, offering an impressive 2,593 sqft on the main level and 2,290 sqft on the fully finished walkout basement. Perfectly positioned on a rare 0.36 acre lot backing onto Great Chief Park and just steps from Bower Ponds and the Red Deer River, this property delivers a lifestyle and location that are truly second to none. A grand entry welcomes you inside, where a striking tempered glass feature wall opens to the main living space. Soaring 17 foot vaulted ceilings and near floor-to-ceiling windows flood the home with natural light while capturing breathtaking park and city views &mdash; including stunning nightscapes of Red Deer. Custom finishes elevate every space, including imported rosewood flooring complemented by rich maple cabinetry, doors, and trim. The chef's kitchen is a dream, offering extensive cabinetry, generous counter space, and a large central island designed for gathering and entertaining. The heated sunroom, complete with natural gas cooktop, additional workspace, and screened windows, overlooks the massive fenced backyard. The main level features a spacious primary bedroom with a large walk-in closet and well-appointed ensuite, a second bedroom with walk-in closet, a full guest bath, and a convenient main floor laundry and mudroom that could easily function as a chef's pantry. The walkout basement is equally impressive, filled with natural light and designed for entertaining. Enjoy a large family room with wood-burning fireplace wired for surround sound, a generous games room with pool table, and a fully equipped wet bar with doors leading to the lower deck and backyard. An indoor hot tub room with backyard access,

a 3-piece bathroom with a steam shower, two additional bedrooms (one with direct yard access), and a den/office with built in Murphy bed complete this incredible lower level. The expansive backyard offers endless possibilities &mdash; room for a pool, play areas, gardens, and more. A large storage shed with garage door provides ample space for seasonal equipment and recreational gear. Relax under the stars by the firepit, enjoy a game of horseshoes, and watch wildlife pass peacefully beyond your fence. Additional highlights include whole home wired for surround sound, an intercom system, central A/C, extensive custom millwork throughout, remote controlled blinds and skylights, heated garage, underground sprinklers, custom stamped concrete driveways, patios and walkways, concrete curbed gardens, low maintenance landscaping, fully fenced back yard with gated access to Great Chief Park and walking trails. A rare opportunity to own one of Red Deer&rsquo;s most distinctive homes in an irreplaceable setting. Luxury, privacy, space, and views &mdash; this home truly has it all.