



**GRASSROOTS**  
REALTY GROUP

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20, 10 Fairbank Road  
Red Deer, Alberta

MLS # A2313103

**\$215,000**



<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 352
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** N/A

3 BEDROOM, 1.5 BATH HOME, Covered entry welcomes you into a bright and functional layout designed for everyday living. The main floor offers a spacious living area with large windows allowing for plenty of natural light, a dining space ideal for family gatherings, and a well-appointed kitchen with ample cabinet and counter space, plus easy access to the outdoor area. A convenient 2-piece bathroom completes the main level. Upstairs/downstairs features three bedrooms, offering flexibility for families, guests, or a home office, along with a full 4-piece bathroom. Additional features include laundry, extra storage space, and parking. Located close to parks, walking trails, schools, shopping, and everyday amenities, this property offers comfortable living in a convenient location.