



**GRASSROOTS**  
REALTY GROUP

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32 Otterbury Avenue  
Red Deer, Alberta

MLS # A2325043



**\$374,000**

|           |                                        |        |                   |
|-----------|----------------------------------------|--------|-------------------|
| Division: | Oriole Park                            |        |                   |
| Type:     | Residential/House                      |        |                   |
| Style:    | Bungalow                               |        |                   |
| Size:     | 1,010 sq.ft.                           | Age:   | 1964 (62 yrs old) |
| Beds:     | 3                                      | Baths: | 2                 |
| Garage:   | Off Street, Parking Pad                |        |                   |
| Lot Size: | 0.14 Acre                              |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn |        |                   |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Carpet, Laminate, Vinyl | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Full                    | LLD:       | -  |
| Exterior:   | Stucco, Vinyl Siding    | Zoning:    | R1 |
| Foundation: | Poured Concrete         | Utilities: | -  |
| Features:   | See Remarks             |            |    |

Inclusions: N/A

Nice 4 bedroom bungalow, with a 4 piece bath on the main floor. Downstairs you will find a legal suite with a nice sized family room, 1 bedroom and a kitchen & dining area, as well as a 3 piece bathroom. There is laundry located on the main level as well as the lower level. This property has had recent renovations in the lower level. New hot water tank 2026, new furnace in 2022, as well as the exterior has new soffits, eavestrough and fascia in 2026. There is a new washer and dryer in place in the lower level as of 2026, and a newer dishwasher in lower level installed in 2023. All the vents and the furnace were cleaned in 2026. There is a driveway at the front of the home, as well as a parking space out back. Mature, fenced backyard with a deck for relaxing on in the summer. This home is a great property, and is situated in a nice neighborhood on a quiet street, close to schools, shopping, and Bower Ponds walking trails.