



GRASSROOTS
REALTY GROUP

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28 Macfarlane Avenue
Red Deer, Alberta

MLS # A2327131



\$579,900

Division:	Morrisroe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,724 sq.ft.	Age:	1973 (53 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Garage fridge.

Welcome to 28 Macfarlane Ave, a 1,724 sq. ft. fully finished bungalow that has been substantially professionally renovated inside and out. The home offers outstanding curb appeal with its oversized front yard, large mature evergreen, and recently refinished cedar siding. Step inside to an inviting open concept main living area where beautiful hardwood flooring flows throughout the living room, dining area, and kitchen. The spacious living room is filled with natural light from the large front windows, while the generous dining area offers plenty of room for hosting family and friends. The fully renovated kitchen features timeless white cabinetry, a large centre island with a modern light oak finish, stainless steel appliances, and a stylish white subway tile backsplash. Just beyond the kitchen is a cozy family room with glass patio doors leading to the huge private backyard. The spacious primary suite includes a generous bedroom, an open wardrobe and dressing area, and a beautifully renovated 3-piece ensuite with a custom tiled shower. A washer and dryer set is behind two cabinets in the dressing area, providing the convenience of a main-floor laundry in addition to the basement laundry. Three additional bedrooms, a 4-piece bathroom, and a practical boot room with built-in bench seating complete the main level. The unique main level layout—expanded by a thoughtful main-floor addition—creates a sprawling and open experience rarely found in this mature neighborhood. Head downstairs and you will walk into the large open recreation and games room, making it an ideal space for entertaining or relaxing. Downstairs also offers two large bedrooms, a beautifully renovated 4-piece bathroom, a laundry room, and a utility / storage room. The oversized heated 16' x 28' single detached garage, built in 2018, provides room for a vehicle along with plenty

of additional storage, including a built-in storage shed at the rear of the garage. Situated on an oversized 7,820 sq. ft. lot, the backyard is a private retreat featuring a garden space, play centre, large patio, mature landscaping with beautiful perennials, and extensive newly poured concrete surrounding both the home and garage. Additional updates include vinyl windows throughout, including triple pane windows on the main floor (2026), shingles on the house (2018), updated plumbing lines, an updated hot water tank (2020), an updated electrical panel, newer and some brand new appliances, and much more. Located on a quiet street in desirable Morrisroe, this exceptional home is a short distance from parks, schools, shopping, and the Collicutt Centre, offering the perfect balance of privacy and everyday convenience. *The light oak floor register for the kitchen island is currently on order and will be installed soon. It is currently missing. The seller is also having a rubber finish applied to the front steps. A couple bedrooms photos had furniture virtually staged.