



**GRASSROOTS**  
REALTY GROUP

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23 Fairway Avenue  
Red Deer, Alberta

MLS # A2329994



**\$375,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Fairview                                                                 |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Bungalow                                                                 |        |                   |
| Size:     | 959 sq.ft.                                                               | Age:   | 1962 (64 yrs old) |
| Beds:     | 3                                                                        | Baths: | 1                 |
| Garage:   | Heated Garage, Paved, Single Garage Detached                             |        |                   |
| Lot Size: | 0.14 Acre                                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, P |        |                   |

|             |                                                |            |     |
|-------------|------------------------------------------------|------------|-----|
| Heating:    | Central, Natural Gas                           | Water:     | -   |
| Floors:     | Carpet, Linoleum, Vinyl Plank                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -   |
| Basement:   | Full                                           | LLD:       | -   |
| Exterior:   | Brick, Stucco                                  | Zoning:    | R-L |
| Foundation: | Poured Concrete                                | Utilities: | -   |
| Features:   | Ceiling Fan(s), Pantry, Storage, Vinyl Windows |            |     |

**Inclusions:** Ceiling fans, Gazebo, BBQ

Well-maintained one-owner 1962, 959 sq ft bungalow in the Fairview area, close to Bower Ponds, walking and biking trails, the golf and country club, and schools, nearby shopping as well. This 3 bedroom (possible 4th in the basement) home offers updated vinyl windows, updated vinyl flooring throughout the main level, fresh paint, and a 2023 furnace. The primary bedroom includes sliding glass doors leading to the covered and enclosed patio in the backyard. The exterior features a single detached heated garage, a long driveway for lots of parking and garden boxes along the back fence. A tidy property with a functional layout and a mature yard in an established neighbourhood. This property shows pride of ownership!