



GRASSROOTS
REALTY GROUP

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26 Otterbury Avenue
Red Deer, Alberta

MLS # A2335005



\$399,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Central Air Conditioner, All window coverings, all attached shelving, garage door opener & remotes (2), Central vacuum & attachments (as-is), TV mounts

Welcome to this beautifully maintained and thoughtfully updated home, ideally situated on a quiet crescent close to parks, schools, shopping, transit routes, and a wide range of everyday amenities. Offering exceptional curb appeal and a functional layout, this move-in ready property has been tastefully updated over the years with modern, neutral finishes throughout. Set on a spacious corner lot, the home features a 22' x 24' heated detached garage and an outstanding southwest-facing backyard that is fully fenced for privacy and a ground-level deck create the perfect outdoor setting to relax, entertain, or enjoy sunny afternoons. Inside, the bright and inviting living room is enhanced by a large bay window that fills the space with natural light. The updated kitchen offers timeless white raised-panel cabinetry, a glass-front display cabinet, corner display shelving, a pantry, and plenty of workspace for everyday living. The main floor also features three spacious bedrooms and a well-appointed four-piece bathroom. The fully developed basement provides additional living space with a large family room, a fourth bedroom, a dedicated office or additional storage space, a three-piece bathroom, and a laundry/storage area. Numerous updates over the years provide added peace of mind, including central air conditioning (2007), 30-year shingles (2007), furnace (2004), hot water tank (2008), along with updated paint, flooring, kitchen, vinyl windows, and vinyl siding. The whole package at a great price point.