



GRASSROOTS
REALTY GROUP

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15, 4901 Farrell Avenue
Red Deer, Alberta

MLS # A2338819



\$550,000

Division:	Fairview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,286 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: All existing appliances and window coverings (AS IS)

Welcome to Fairways on The Ridge, this is an adult living complex that is within walking distance to the Red Deer Trail system, Red Deer Golf and County Club and Bower Ponds. The home feels both thoughtfully designed and genuinely cared for. Tucked into a mature neighbourhood, this immaculately maintained half duplex offers an easy, comfortable layout with generous spaces and a beautiful outlook onto green space. Step into the spacious, bright entryway with direct access to the double attached garage, a convenient 2 piece bath with laundry, and a main floor den just off the foyer. The home opens naturally into the dining area and kitchen, where abundant cabinetry, practical workspace, and a bright breakfast nook make everyday living feel effortless. From there, the living room becomes the heart of the home, with soaring natural light, rich hardwood flooring, a cozy gas fireplace, and large windows framing the greenery beyond. The living space extends onto a lovely deck overlooking the peaceful green space. The primary suite is tucked behind elegant glass French doors and offers plenty of room to unwind, with large windows, hardwood floors, and a beautifully open ensuite arrangement featuring a dedicated vanity area, private tub, and toilet. Downstairs, two spacious bedrooms accompany an oversized recreation room with a wet bar and room to create whatever suits your lifestyle—home office, fitness space, hobby area, or simply a comfortable second living zone. Practical, polished, and exceptionally well cared for, this is a home that offers space without excess and comfort without compromise. A great fit for those who appreciate a quiet setting, thoughtful details, and a home that has clearly been loved.