



GRASSROOTS
REALTY GROUP

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247 Barrett Drive
Red Deer, Alberta

MLS # A2351042

\$389,900

Division:	Bower		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Reverse Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry		

Inclusions: Refrigerator, stove, dishwasher, range hood fan, washer, dryer, light fixtures, window coverings, TV wall mounts (2), shed (backyard), shed (side yard), deck storage box, greenhouse, children's playcenter and play truck, pergola, firepit

A backyard made for gathering, a home filled with character, and a neighborhood you'll love coming home to! Welcome to 247 Barrett Drive, a charming 5-bedroom, 3-bathroom bungalow nestled in the mature, established Bower neighborhood of Red Deer. Offering 1,099.92 sq. ft. of main-floor living space and a fully developed basement, this well-maintained home has plenty of room to enjoy everyday living. Step inside to a bright and welcoming living room featuring a beautiful fireplace that adds warmth and character to the space. The kitchen, updated in 2018 with new tile and open shelving, offers a welcoming space for everyday meals and gatherings, with convenient access to the backyard deck. Three bedrooms complete the main floor, including a primary bedroom with its own ensuite. Downstairs, the fully developed basement offers additional living space with a generous family room, two more bedrooms, a bathroom, and a dedicated laundry area. Whether you need extra room for family, guests, or a home office, this flexible layout has you covered. Outside is where this home truly shines! The spacious deck with pergola is perfect for summer barbecues, morning coffee, or relaxing with friends. The fully fenced backyard offers plenty of space for kids to play, while the firepit area creates an inviting spot to gather on those beautiful Alberta evenings. Located on a quiet street in an established neighborhood with mature trees and a welcoming community feel, you'll love the convenience of having Bower Place Shopping Centre, Red Deer's extensive trail system, restaurants, Westerner Park, and everyday amenities nearby. With access to a city transit route, getting around Red Deer is convenient too. Full of character, comfortable living spaces, and outdoor features made for making memories, 247 Barrett Drive is a wonderful place to call

home!