



GRASSROOTS
REALTY GROUP

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109 Boyce Street
Red Deer, Alberta

MLS # A2351049

\$414,900

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,081 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 109 Boyce Street in the desirable Bower area of Red Deer! This inviting single-detached bi-level offers approximately 1,080 sq. ft. above grade with 5 bedrooms and 2 full bathrooms, making it an excellent choice for families, first-time buyers, or those looking for additional space. Step inside to a warm and welcoming living room featuring beautiful hardwood flooring and a comfortable layout. The fully developed basement provides two additional bedrooms and a spacious recreation room—perfect for family activities, guests, or a home office. Enjoy outdoor living on the generous 12' x 14' covered deck, overlooking a large, well-maintained backyard with plenty of room to relax, entertain, or enjoy time with the family. The 24' x 22' double detached garage offers ample parking and storage. Location is a major highlight, with Bower Mall, shopping, transit, parks, playgrounds, walking trails, and Westerner Park all conveniently nearby. Situated close to green space and many everyday amenities, this home offers comfort, functionality, and convenience in one great package. A wonderful opportunity in the Bower area—come see everything 109 Boyce Street has to offer!