



**GRASSROOTS**  
REALTY GROUP

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**19 OTTERBURY Avenue**  
**Red Deer, Alberta**

**MLS # A2227420**



**\$424,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Heated Garage, Insulated, Oversized, Si		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, tv mount, floating shelves, 5 stage reverse osmosis in kitchen, projector in basement.

Welcome to 19 Otterbury Ave, a beautifully transformed 4-bedroom, 2 bathroom bungalow offering over 1200 sq ft of stylish, functional living in a quiet, family-friendly neighbourhood. This home has been renovated from top to bottom including a down-to-the-studs kitchen remodel with new floor joists, updated PEX plumbing, and all new electrical. Fresh paint throughout and the main floor bathroom is entirely new - including the window. The bright, open-concept main floor is flooded with natural light from large windows, creating a warm and inviting atmosphere. An electric fireplace adds cozy ambiance to the living room, while the designer kitchen features modern finishes that will impress even the most discerning home chef. The new flooring continues the light and bright feel of this home. All interior doors have been replaced and new organizers in bedroom closets. The fully finished basement offers a rec room, an additional large bedroom with a walk in closet, a full bath with new toilet and vanity. New washer, and new belt in dryer - works great! Basement has direct access from the back door. Step outside to the patio area perfect for bbq's or a firepit for those nice summer nights. Several garden beds make growing your vegetables a breeze! Across the back alley is a large green space and two playgrounds just down the alley! This green space gives you the feeling of being in the country, not the middle of the city! It connects you to trails leading throughout Red Deer and you are minutes to Bower Ponds and beyond! The oversized detached garage is a dream come true for anyone craving a dedicated space for hobbies or projects. Recently reinsulated, and has a new garage door opener. This home offers not just beauty, but unbeatable value and convenience. Don't miss your opportunity to own a fully upgraded, move-in ready gem.

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