



GRASSROOTS
REALTY GROUP

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**17 Fir Street
Red Deer, Alberta**

MLS # A2236101



\$379,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows, Wood Counters		

Inclusions: Shed

Welcome home to this beautifully renovated bi-level in the desirable Fairview neighbourhood, just steps away from Bower Ponds and right off Taylor Drive for easy access to the rest of the city! From the moment you step into the charming entryway, you'll fall in love with the modern finishes, fresh paint throughout, and inviting layout. Upstairs, enjoy the like-new kitchen featuring sleek new laminate flooring, stylish wood countertops, updated cupboards, a contemporary backsplash, and modern stainless steel appliances. The cozy eating area with bay window lets in lots of morning sunlight and features a built in coffee bar area. This space flows seamlessly into the bright living room, highlighted by a whitewashed wood-burning fireplace and expansive windows. Access to the deck and beautiful backyard is conveniently through the living room, creating the perfect space for indoor-outdoor living and entertaining. The main floor offers three spacious bedrooms and a completely renovated four-piece bathroom—a bright, white, and inviting space designed for relaxation. Downstairs, discover a generous living area perfect for relaxing or entertaining, plus a versatile flex space. The basement also features a fourth bedroom, a modern three-piece bathroom, ample storage, and laundry facilities for added convenience. Outside, escape to your private backyard retreat with mature landscaping, a small storage shed, and a single detached garage accessible via the back alley, as well as a driveway for added parking space. The roof was done in 2022 and there is a preinspection completed on the property for your convenience and peace of mind (ask your agent for details). This turn-key home blends modern style with functional living spaces — perfect for families, professionals, or anyone looking to move right in and enjoy! Don't miss your chance to own this gem

in Fairview!