



**GRASSROOTS**  
REALTY GROUP

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**6 Fir Street**  
**Red Deer, Alberta**

**MLS # A2240468**



**\$332,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Metal
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, range, B/I dishwasher, laundry washer & dryer, all window coverings & blinds, garage door opener, garage door controller, B/I hot tub, pool table, bar, basement couch & chair.

Great value in this original-owner home situated on an oversized lot with a detached double garage with a shop space at the back, all lovingly maintained since day one. The property boasts nice curb appeal with a spacious front yard, patio stone walkway, mature south-side hedge, and tasteful landscaping. Inside, the bright living room welcomes you with a large front window, while the spacious kitchen and dining area feature abundant oak cabinetry and a front-facing window over the sink. The main level includes three bedrooms and a 4-piece bathroom, plus a rear addition completed roughly 30 years ago that houses a fully operational built-in hot tub with a pool-style pump and heater system and easy fill and drain access. The addition is finished with wood walls and ceiling and surrounded by windows for ample natural light. Downstairs offers a generous family room with an included pool table, a den, a laundry/utility/hot tub system room, and plenty of storage space. Step out the side door into a covered patio space, and enjoy the extra backyard area before reaching the oversized garage. A couple upgrades over the years include a metal roof and many vinyl windows. 6 Fir Street is ideally located just steps from Bower Ponds's walking and biking trails and within easy reach of schools, parks, playgrounds, and shopping.