



GRASSROOTS
REALTY GROUP

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6 Fir Street
Red Deer, Alberta

MLS # A2240468



\$332,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

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.