



**GRASSROOTS**  
REALTY GROUP

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**19 Fern Road**  
**Red Deer, Alberta**

**MLS # A2242380**



**\$339,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

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

**Inclusions:** Fridge, Gas stove, dishwasher built-in, Washer & Gas Dryer, Central A/C Unit, Blinds/ window coverings, garage opener & 1 remote, Central Vac w/ attachments, storage shed

ORIGINAL 1-OWNER HOME, since 1963! IMMACULATELY kept and well-maintained! This 1,027 sq ft BUNGALOW, featuring 3 beds up/ 1 bath on the main floor and just steps from Bower Ponds and Red Deer's amazing trail system along the river, the Red Deer Golf and Country Club, Great Chief Park, and so much more! Dawned with original carpeting in the living room & bedrooms, FRESH PAINT throughout the main, NEW FURNACE & CENTRAL A/C UNIT (installed in 2015) and re-shingled around the same time. Copper Plumbing lines, updated HWT, 100 Amp electrical panel (no aluminum wiring). A Concrete patio off the side entrance, which leads to a nicely manicured, landscaped & fenced yard, featuring a quaint garden shed, natural gas light, which burns 24/7 and a 23'x23' DETACHED GARAGE (gas & power ran), with boarded and insulated walls (not ceiling) and a natural gas heater. Plenty of room on this reverse pie-shaped lot, separated with a stylish wooden retaining wall, creating a flat back-yard and space for trailer/ RV parking at the massive gravelled parking pad at the back. The original basement features 1 bedroom, a large family room & laundry room all finished. Utility room & workshop area, complete with built in benches, ready to tackle any DIY job. Quality home, with good bones and a solid structure awaits your viewing pleasure. "Suite" potential for a basement development, for those looking to off-set monthly living expenses and provide more affordable rental units the Why rent, when you could purchase, with a minimum down payment and monthly mortgage payments for much less.