



GRASSROOTS
REALTY GROUP

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23 Berry Avenue
Red Deer, Alberta

MLS # A2255832



\$529,900

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,325 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Off Street, Parking Pad,		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: all appliances, all window coverings, central vac and attachments, garage remotes

TWO GARAGES!!! This immaculate home is sure to impress, meticulously cared for over the years with all the important things updated. A spacious double door entry welcomes you into the home, and gleaming hardwood is located throughout the main areas. The spacious kitchen offers a centre island with hood fan and ample storage. Dining room offers patio doors outside to a covered rear deck. The living area has a classic fireplace as well! There are three bedrooms on the main level, and the primary bedroom offers a full ensuite. Downstairs includes a rec room plus a nook (which was once a 4th bedroom and could easily be converted back). The 22W x 28L double attached garage also is located in the lower level, with direct access into the home. Outside is where this property shines - with a huge front parking pad, extra wide to fit an RV PLUS the rear detached oversized 24W x 30L double garage with its own panel and radiant heat! This is truly a dream shop and has to be seen to be appreciated. The beautifully landscaped yard is surrounded by vinyl fencing, and offers plenty of space despite the shop. Located in desirable Bower, fronting onto green space, and a short stroll to all amenities including Bower Mall and the Red Deer Trail Network - this home truly offers it all!