



**GRASSROOTS**  
REALTY GROUP

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**83 Oberlin Avenue  
Red Deer, Alberta**

**MLS # A2256006**



**\$724,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Irregular Lot, Landscaped, No Ne		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** Underground sprinkler system, chair lift, shuffle board, piano, alarm hardware, garage heater.

**RARE OPPORTUNITY!!** The original owners have cared for this wonderful family home since it was built and now it's ready for it's new owners! Situated above Red Deer's famous toboggan hill and backing on to the large green space with nearby walking and biking trails, this fine home overlooks the city to the South and offers fantastic views and privacy!! There is ample space for the entire family in this large walk-out bungalow, starting with a bright and airy front dining area which connects perfectly to the rear living room and kitchen - both positioned to capture the beautiful views! The large EAT IN kitchen includes hardwood flooring, quality oak cabinetry, a large center island, ample counter and cupboard space and has it's own breakfast nook. The large patio doors lead to a rear deck with glass rail and gas line for the BBQ, a great spot to watch the kids play in the big back yard and enjoy the fantastic view. The cozy living room has a gas fireplace and with 3 generous bedrooms on the main level including the spacious primary bedroom with it's own 3pce ensuite and dual closets, this home works perfect for young families and mature couples. The main level is completed with a full 4pce bath and a separate main floor laundry room. The fully finished basement is a great place for family fun with a large rec room complete with pool table, shuffle board table and wet bar. There is also a family room with a gas fireplace, separate storage room, 2 bedrooms (1 without a closet) and a 2pce bath - there is plenty of room to expand the bathroom. The 70x192 yard is fabulous with underground sprinklers, a large storage shed with overhead door, covered lower patio, garden area, and a volley-ball court! The front attached garage has an epoxy floor and multiple pilings when built for reinforcement. Other notable features of this fine home include; 2 hi-efficiency furnaces in 2024, all new

windows, siding, and Styrofoam wrap for added insulation in 1999.