



GRASSROOTS
REALTY GROUP

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2 Forest Close Red Deer, Alberta

MLS # A2259295



\$334,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: -fridge -stove -built-in dishwasher -built-in microwave -washer -dryer -window coverings -storage shed

The perfect home to start or grow your investment portfolio! Tucked away in desirable Fairview, this beautifully updated home sits on a quiet close and backs onto a peaceful greenspace with access to scenic walking and biking trails. You'll love being just minutes from Bower Ponds and all it has to offer. Extensively renovated in 2014, this property has seen major updates including shingles, soffits, fascia, windows, and most recently, a replaced sewer line (2024). The large south-facing front patio is the perfect spot to unwind on summer evenings. Inside, you'll be greeted by a bright and thoughtfully redesigned interior. The spacious living room features massive south-facing windows and modern vinyl flooring. The stylish kitchen boasts rich stained cabinetry, black appliances, an eating bar, abundant counter space, and a striking tile backsplash. The adjoining dining area makes entertaining easy with additional cabinetry and patio doors leading directly to your wrap-around deck. A spacious primary bedroom and full 4-piece bathroom complete the main floor. The lower level offers even more living space with a generous family room, two bedrooms (both with egress windows), a 4-piece bathroom, and a dedicated laundry area. Practical upgrades continue in the utility room, including a high-efficiency furnace, hot water tank, and updated plumbing and electrical. Step outside to your dream backyard, featuring an oversized wrap-around deck with a gas BBQ line, paved parking pad, firepit area, and plenty of space for a future garage. This move-in ready home blends comfort, style, and peace of mind with its extensive updates