



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**17 Fern Road**  
**Red Deer, Alberta**

**MLS # A2261549**



**\$349,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Oversized, See Remarks, Trip		
<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>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove Microwave, dishwasher, washer & dryer, blinds/ window coverings,

RENOVATED 1,014 SQ FT BUNGALOW ON A QUIET STREET, w MASSIVE 24'x33' DETACHED GARAGE! This 2-Bed/2-Bath is the perfect starter home, with MAJOR RENOVATIONS ALL THROUGHOUT this home including, Oak Hardwood & vinyl plank floors,, baseboards, trim & doors, baths, newer kitchen & appliances, new shingles (Garage) and house (recently), plumbing lines, electrical, HWT & Furnace, windows & Doors, insulation and so much more. Converted original smaller 3rd bedroom into a walk-thru Closet and a beautiful & functional 3-piece ensuite, done recently! Basement is newly insulated, framed with all the wiring & plumbing completed-awaiting your finishing touches! Steps from Bower Ponds, Red Deer's amazing trail system along the river, the Red Deer Golf and Country Club, Great Chief Park, and so much more! Smaller square footage, but big value throughout! A large open & spacious front living room, kitchen and dining space and more. Basement framed, and wired, with new insulation everywhere w/ plumbing complete and ready to finish. The bright South East facing yard is fully fenced and landscaped, and there's a 36w x24' deep, garage at the back (Interior needs work, New roof/ trusses completed in 2025) and large parking area at the side on this reverse pie-lot home. A MOVE IN READY home, with immediate possession is available!