



GRASSROOTS
REALTY GROUP

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

23 Spencer Street
Red Deer, Alberta

MLS # A2265300



\$389,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Storage Shed

Welcome to 23 Spencer Street, a charming and well-maintained 1,034 sq.ft. bungalow located in the desirable Sunnybrook subdivision of Red Deer. This inviting home combines classic character with important modern updates, making it a solid choice for homeowners seeking comfort, dependability, and an established community setting. Inside, the bright living room is filled with natural light from the updated vinyl windows and offers a welcoming space to relax. The adjoining kitchen features warm wood cabinetry, ample workspace, and room for family dining. With a timeless layout and well-kept finishes throughout, the home provides a perfect foundation for your own personal touch. There are three comfortable bedrooms and a full bathroom on the main floor. The lower level offers additional space ready to be finished for extra living area, recreation, or storage. Key mechanical updates have been completed, including windows (2018), roof and gutters (2019), elastomeric exterior paint (2020), water heater (2022), and a high-efficiency furnace (2023), ensuring peace of mind for years to come. Outside, you'll find a fully fenced backyard with a new composite deck (2024) and raised garden beds — perfect for relaxing or gardening. The large lot provides ample space for outdoor enjoyment or future development, including the potential for a garage. Sunnybrook remains one of Red Deer's most sought-after neighbourhoods, known for its mature trees, generous lot sizes, and welcoming community atmosphere. Residents enjoy easy access to parks, schools, shopping, and nearby trails.