



**GRASSROOTS**  
REALTY GROUP

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

**52 Fern Road  
Red Deer, Alberta**

**MLS # A2275443**



**\$364,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Rear Drive, RV Access/Park		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, L		

<b>Heating:</b>	Mid Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** GAZEBO

Welcome to this well-maintained bungalow tucked into the heart of Fairview — one of Red Deer's most established, tree-lined neighbourhoods. Built in 1963, this home offers just under 900 sq ft above grade with a smart, functional layout and a fully developed basement that adds excellent flexibility. The main floor opens to a bright, comfortable living room before leading into the spacious dining room, where beautiful original hardwood floors and French doors connect seamlessly to the kitchen — an inviting setup for everyday living and entertaining. The kitchen is practical and well laid out, featuring a surprisingly large pantry, along with original built-ins and even a built-in ironing board — charming, functional details that reflect the home's era and thoughtful design. The primary bedroom is generously sized, complemented by a full main-floor bathroom. The fully developed basement includes the second bedroom with a massive walk-in closet, along with a comfortable rec room that can easily serve as a third bedroom, family room, or home office. A cozy gas fireplace anchors the lower level, complemented by a 3-piece bathroom, dedicated laundry area, and excellent storage throughout. Outside, you'll appreciate the mature, private yard backing onto a green area, complete with fencing, trees, and space to relax or garden. A large detached double garage (22' x 26') with RV parking completes the backyard. Other highlights include newer front and rear doors, while the roof shingles on both the house and garage were replaced approximately two years ago, at the same time the exterior of the home was painted. Quiet location, mature surroundings, and close proximity to Bower Ponds, the Red Deer Golf & Country Club, and walking trails — this is a solid opportunity for anyone looking to

enjoy a peaceful neighbourhood with long-term value.