



GRASSROOTS
REALTY GROUP

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26 Fern Road
Red Deer, Alberta

MLS # A2277920



\$375,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: none

Rare opportunity in Red Deer! This solid 1963 bungalow offers a functional layout with recent updates, including a new 4-piece bathroom in the fully developed basement. The basement also features a Rec room and 2 finished bedrooms, providing flexible space for guests or family. The home backs onto a treed reserve to the west, complete with walking trails, offering privacy and a peaceful, natural setting. The oversized 30' x 34' heated and insulated garage/shop is the ultimate feature—perfect for RV storage, large vehicles, trades, or serious hobby projects. With two 9' x 9' doors and an extra-high 12' door, this unique structure is truly one-of-a-kind in the area. This rare combination of comfortable living space and an exceptional garage/shop makes this property a standout in the Red Deer market—an opportunity that doesn't come along often.