



**23 Barner Avenue
Red Deer, Alberta**

MLS # A2283986



\$415,000

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,191 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows		

Inclusions: N/A

Take a look at this well-kept bi-level in the highly desirable neighborhood of Bower. This fully finished home offers incredible functionality with a large detached garage, a fully fenced yard, and a spacious two-tiered deck — perfect for entertaining or relaxing outdoors. The main floor features updated flooring in the bright living room, two bedrooms, and 1.5 bathrooms. One of the bedrooms is generously sized and could potentially be reconfigured to create a three-bedroom main floor layout if desired. The kitchen offers plenty of cabinetry, along with a large dining area and additional built-in storage — ideal for families who need extra space. Downstairs, you'll find brand new carpet throughout, a spacious family room with a cozy gas fireplace, and large windows that bring in plenty of natural light. Major updates over the years include vinyl windows, furnace, hot water tank, insulation, shingles, and the expansive two-tiered deck. The detached garage is heated for additional convenience. Located just minutes from Bower Mall, shopping, Red Deer Polytechnic, parks, and more — this home offers comfort, convenience, and long-term value in a prime location.