



GRASSROOTS
REALTY GROUP

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

**36 Fern Road
Red Deer, Alberta**

MLS # A2286417



\$325,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	915 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan		

Inclusions: none

Excellent starter or investment home in a quiet community. 3 beds - 2 baths - country style kitchen - super sized living dining area and a fully developed basement /rec room and don't forget the heated double garage c/w 2 separate drive in doors. The home has been kept up over the years and at present some of the window seals are gone these will all be replaced prior to possession at sellers cost. Fully developed basement is completed with the large rec room and an additional bedroom. There's a high efficiency furnace and the hot water heater is also fairly new. Fairview boasts proximity to Great Chief Park, the Red Deer Golf and country Club and Bower Ponds. Lots of trails to explore along with shopping and schools near by. Easy to show.