



**14, 10 Fairbank Road
Red Deer, Alberta**

MLS # A2286509



\$212,000

Division:	Fairview		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	610 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Other, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Portable Dishwasher, Washer/Dryer, Portable AC Unit, Window Coverings

Welcome to #14 in the Fairbanks! This home has been completely renovated from top to bottom over the last couple years so there is absolutely ZERO work that needs to be done here. Completely move-in ready, with new appliances, furnace and hot water tank as of late 2024. Sitting high atop the hill overlooking Kerrywood Drive, you'll have a spectacular view of Bower Ponds and the Downtown core. Sit back on the warm south facing balcony to enjoy a front row seat to the fireworks and festivities that happen every year directly across the street! Such an easy and convenient location to call home, you're only a few minutes to downtown, and 5 minutes to highway 2. Inside, you'll appreciate the recent renovations with new vinyl plank flooring, updated casing and trim, with new paint throughout. A convenient island has been upgraded to include a raised eating bar and houses a brand new portable dishwasher. Last year's utility average was only around \$200 for gas and electricity! This home must be seen to fully appreciate the completeness and peace of mind that it has to offer.