



**7 Berry Avenue  
Red Deer, Alberta**

**MLS # A2294210**



**\$439,900**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Outdoor security cameras and controller, 2 brown bookshelves in garage, tv mount in exercise room, plastic wood holder outside, 2 garage door remotes.

Welcome to this spacious 1,498 sq ft bungalow in the sought-after community of Bower Place, ideally located on a quiet street just a few homes from a beautiful green space. This well-cared-for home offers 4 bedrooms and 3 bathrooms, with the flexibility for a 5th bedroom in the basement if desired. The main floor features a bright and inviting layout with a large living room and dining area, along with a cozy sunken family room. The family room, with fireplace, is just off the kitchen&mdash;perfect for relaxing evenings at home. With 3 bedrooms up, including the primary bedroom that includes a 3-piece ensuite (and a renovated shower), this home would suit families with young kids or older. Downstairs you’ll find a huge family room with a second fireplace, a large bedroom with walk-in closet, a home gym that could easily become another bedroom, plus a third bathroom and dedicated laundry room. Outside, the backyard offers RV parking, while the double attached garage provides everyday convenience. This home offers so much space for a growing family as well as endless possibilities for your own renovation ideas or just tailoring to your own preferences. Cleanliness and pride of ownership is evident throughout this fantastic family home that your family and kids can grow up in.