



51 Otterbury Avenue
Red Deer, Alberta

MLS # A2298327



\$454,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,709 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Pantry, Skylight(s)		

Inclusions: Fridge, stove, range hood fan, dishwasher, reverse osmosis system, washer, dryer, garage door remote opener, garden shed.

Take a look at this gorgeous 4-bedroom family home situated on a quiet street in the neighborhood of Oriole Park. This property backs directly onto the trail system that links below to Bower Ponds. The front entry features vaulted ceilings with plenty of natural light and durable LVP flooring throughout the main living areas. The kitchen has been updated with refreshed white cabinets, new appliances, new countertops, updated lighting, and a reverse osmosis system for drinking water. The home is updated with new triple-pane windows and patio sliding doors, both to the upper deck and to the 3rd-level walk-out. All freshly painted throughout, there are three bedrooms on the upper level, including a 3-piece ensuite with a shower in the primary bedroom. The main bathroom is fully renovated with a tiled shower and tub surround. The 3rd level features a wood-burning fireplace, a 4th bedroom, and a spacious laundry room for added convenience. There is a workbench and plenty of storage in the unfinished 4th level. Outdoors, you'll enjoy the mature trees and landscaping, featuring a private stamped concrete patio and a large, fully fenced rear yard. This neighbourhood is family-friendly with a nearby French immersion elementary school, community parks, church and ice rink.