



**231 Barrett Drive  
Red Deer, Alberta**

**MLS # A2302591**



**\$415,000**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Skylight(s), Vinyl Windows		

**Inclusions:** BBQ, garage door opener and controls, two sheds, downstairs freezer and standup cupboard, red table outside, stand up vinyl cupboard outside as well.

Welcome to 231 Barrett Drive! This 3 level split home boasts over 1,300 square feet of living space, 3 bedrooms, and 3 full bathrooms along with an attached single garage and a sunroom. Through the entryway of the home you have a tiled entryway into the kitchen with granite counters, plenty of cupboard space, and more tile flooring. The living room features a gas fireplace, hardwood floors, and the entryway into the sunroom which leads you to the backyard. On the upper level you find your first full bathroom, two bedrooms, and the primary with an ensuite. The lower level provides plenty of opportunity and a spacious layout for an entertainment space, additional storage, and one more bathroom. The backyard's extensively landscaped! Through the well appointed sunroom you walkout onto a patio area which leads you to a back yard oasis. There's plenty of trees, a firepit, pond, and so much more. RECENT UPDATES include a new roof in the fall of 2025 with a transferrable warranty.