



GRASSROOTS
REALTY GROUP

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

**46 Otterbury Avenue
Red Deer, Alberta**

MLS # A2141605



\$415,000

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,266 sq.ft.	Age:	1984 (40 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	Cable Connected, Electricity Connected
Features:	Built-in Features, Chandelier, Closet Organizers, Pantry, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, SHED, FIREPLACE (AS-IS)

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM, 3 BATH BI-LEVEL ON A LARGE LOT IN A MATURE NEIGHBOURHOOD ~ 26' x 24' ATTACHED GARAGE ~ Mature landscaping and a stone accented exterior offer eye catching curb appeal ~ Covered front entry welcomes you and leads to a large tile foyer with mirrored closet doors and high ceilings that open to the main level ~ The living room features large windows that overlook the front yard and is centred by a cozy wood burning fireplace with stone accents ~ Easily host a large family gathering in the dining room with more windows overlooking the front yard and a garden door leading to the deck ~ The kitchen offers plenty of wood cabinets, ample counter space, full tile backsplash, wall pantry and room for a breakfast table ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has dual closets and a 3 piece ensuite ~ 2 additional bedrooms share a 4 piece bathroom that features a jetted tub ~ The basement has large above grade windows, ample space for storage with built in shelving, a 3 piece bathroom with laundry, and could easily accommodate additional bedrooms and a family room ~ This well cared for home has been in the same family since it was originally built, and has been very well maintained over the years ~ Just off the foyer is access to the oversized double garage that has two overhead doors, more built in shelving and a man door to the backyard ~ Rear patio just off the garage overlooks the fully fenced backyard that is loaded with mature perennials, fruit trees and shrubs, offers a large garden plot, includes a shed and has back alley access ~ The front yard is landscaped with tons of flowering perennials, trees and shrubs offering privacy and shade ~ Located close to schools. multiple parks and playgrounds, steps to a walking path that leads to Great

Chief Park, Bower Ponds and the Red Deer Golf and Country Club, with easy access to downtown and the highway.