



**47 Fern Road
Red Deer, Alberta**

MLS # A2186662



\$325,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

RENOVATED BUNGALOW ON A QUIET STREET! Just steps from Bower Ponds, Red Deer's amazing trail system along the river, the Red Deer Golf and Country Club, Great Chief Park, and so much more! Renovations on this home include vinyl plank floors, updated carpets, baseboards, updated tub, fixtures, and vanity in the main bathroom, updated cabinetry and counter tops in the kitchen, newer shingles, and an updated electrical panel. This home offers a spacious front living room, large kitchen and dining space with access to the back deck through sliding patio doors, and three bedrooms on the main floor that share the updated 4 pce bathroom. This home has a separate side entry for possible future legal suite potential. The basement is fully finished with a large family room area, 4th bedroom, and there's a 2 pce bathroom alongside the laundry area that could be converted into a full 3 or 4 pce bathroom if needed. The bright South East facing yard is fully fenced and landscaped, and there's a 24x24 garage and large parking area. This home is move in ready and immediate possession is available!