



GRASSROOTS
REALTY GROUP

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455 Barrett Drive
Red Deer, Alberta

MLS # A2204202



\$459,900

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Refrigerator in Basement & Mirror in Hallway

Fall in love with this exceptional Bower home, where pride of ownership shines through every detail! This fully developed gem offers a fantastic layout with 4 bedrooms and 3 bathrooms, including a convenient 3 bedrooms and 2 bathrooms on the main level. Relax in the spacious living room, filled with natural light from a large picture window and featuring elegant hardwood flooring that flows into the hallway. The delightful kitchen, updated in 2008 with stylish blond cabinetry and some updated appliances (including a brand-new dishwasher in 2024), opens to a wonderful 26' x 10' covered deck – perfect for outdoor enjoyment. The primary bedroom provides a comfortable retreat with a 2-piece ensuite. The lower level features a welcoming family room with an efficient wood-burning fireplace, a practical 3-piece bathroom, and a good-sized bedroom, all enhanced by upgraded windows. Enjoy the convenience of a separate backyard entrance. The property is complete with a generous 24' x 24' double car garage, a long 65' concrete driveway along the north side, and dedicated RV parking off the back alley.