



**171 Barrett Drive
Red Deer, Alberta**

MLS # A2205595



\$449,900

Division:	Bower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Separate Entrance		

Inclusions: Storage Shed, Tv Bracket (2)

Welcome to 171 Barrett Drive, a beautiful family home offering 3 spacious bedrooms and 3.5 bathrooms. The heart of the home is the stunning kitchen, featuring modern stainless steel appliances, perfect for preparing meals and hosting gatherings. The cozy living area is enhanced by a gas fireplace, beautifully framed with elegant stonework, creating a warm and inviting atmosphere. The primary bedroom is a true retreat, complete with a private 4-piece ensuite for ultimate relaxation. The second bedroom upstairs also benefits from its own 2-piece ensuite, adding convenience and privacy. The basement boasts a large, open space that can easily be customized to fit your needs, complete with a half kitchen and a separate entry. This area offers great potential for a variety of uses, whether as additional living space, a home office, or a place for extended family. Outside, you'll find a double detached garage, providing ample storage and parking in the back. With its functional layout, modern features, and excellent potential, 171 Barrett Drive is the perfect place to call home.