



**71 Barrett Drive
Red Deer, Alberta**

MLS # A2206780



\$385,000

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Many Trees, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Wet Bar, Wood Windows		

Inclusions: Shed, Flower Box on Deck

Welcome to 71 Barrett Drive—a spacious and move-in-ready bi-level located in the heart of Red Deer’s mature Bower neighborhood. This home offers the perfect blend of functionality, comfort, and future potential in a highly desirable location close to parks, trails, shopping, and schools. The main floor features large windows that bring in an abundance of natural light, along with updated flooring throughout. The bright living room includes a cozy wood-burning fireplace and opens to a formal dining area—ideal for family dinners or entertaining. The kitchen provides plenty of cupboard space and a practical layout, while down the hall you’ll find three bedrooms, including a primary bedroom with its own 2-piece ensuite. A full 4-piece bathroom completes the main level. Downstairs, the lower level offers incredible versatility. A large laundry room, an additional half bath, and a utility/storage area are just the start. A separate space includes cabinets, countertops, and a sink, creating the potential for an illegal suite, bar, or flex space. Adjacent to that is an open area perfect for a second family room, dining space, or home gym. Half of the basement is nearly finished, offering room to develop extra bedrooms or recreational space to suit your needs. Outside, you’ll find a fully fenced yard with mature trees, a storage shed, and a massive deck—perfect for outdoor gatherings. The rear parking pad can accommodate up to three vehicles. Beyond the property, Bower is a well-established neighborhood known for its accessibility, parks, and variety of housing options. Nature enthusiasts will appreciate the proximity to Red Deer’s extensive trail system, offering over 110 km of paths that connect beautiful parks and green spaces throughout the city. Nearby Barrett Park provides a serene escape with its lush greenery and winding

trails, ideal for walking and running activities. For shopping and dining, Bower Place Mall is just minutes away, offering a wide range of retail stores and eateries to cater to all your needs. Whether you're looking for a move-in-ready home or one with room to personalize and grow into, this property delivers. Quick possession available. Don't miss your chance to own in one of Red Deer's most established neighborhoods!