

**4 Barrett Drive  
Red Deer, Alberta**

**MLS # A2293881**



## \$334,777

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Side, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Garage doors and openers AS IS, Shed

Room to Roam and Room for the Toys! This expansive six-bedroom, two-bathroom home offers incredible scale and versatility for those who need space for everyone and everything. The standout feature is the massive 24 x 26-foot garage, equipped with a 10-foot "monster truck" or RV door, providing rare storage capacity for oversized vehicles and equipment. Inside, the home has been refreshed with a brand-new look on the front exterior and a clean, freshly painted interior complemented by upgraded flooring. The main living areas are bright and welcoming, featuring a generous kitchen with ample cabinet space and two cozy fireplaces that anchor the home's comfort. Situated on a substantial 7,808-square-foot fully fenced lot, there is plenty of outdoor room to match the interior's footprint plus a 12 x 14 ground level deck. This move-in-ready property is perfectly positioned for maximum walkability, offering immediate access to the shopping, dining, and coffee shops of the Bower area. Furnace is less than 1 year old and Shingles are 2 years old. Don't Walk; Run to see this one! Its a great home isn't it! Shouldn't it be yours?