

315 barrett Drive
Red Deer, Alberta

MLS # A2295042



\$417,000

Division:	Bower		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,295 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Rear Drive		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: HEPA Filter unit in house , Shed

Perfect Bower location! This spacious 5-bedroom, 3-bathroom family home offers comfort, functionality, and great updates throughout. Situated across the street from Bower trail system, this fully developed 4-level split sits on a large 7,796 sq. ft. lot. A new front door with sidelight opens into a large foyer leading to a bright living room with a gas fireplace and hardwood flooring, which continues through the dining area and kitchen. The kitchen features seamless Corian countertops, abundant cabinetry, 3 stainless steel appliances, pot lights, and an upgraded LED fixture. A new patio door with built-in blinds opens to a southwest-facing backyard and 23x13 ft. wood deck. The upper level has 3 bedrooms with vinyl crank-out windows and new CLIC laminate flooring. The primary bedroom includes a walk-in closet and a 2-piece ensuite (with potential to add a shower). The renovated main bathroom features extensive floor and wall ceramic tile, glass backsplash, a full acrylic tub surround, dual-flush toilet, and a vanity with granite top plus Stackable washer and dryer (dryer heating element can be fixed) in bathroom. The lower level offers 2 additional bedrooms, another 4-piece bathroom, and a large laundry room with sink. A separate entrance provides flexibility for future development. The basement includes a bright family room large window and Newer CLIC laminate flooring throughout, there is also a coldroom/storage. Utility room includes upgrades in last year of a high-efficiency Lennox furnace, HEPA air filter, UV light filter, and central air conditioning—all enhancing air quality and comfort. The hot water tank is approximately 8 years old, the sump pump 2 years, and there is a central vacuum system with attachments. Shingles were replaced about 10 years ago, and an RPR is available from 2022. Outside, enjoy a fully fenced (dog-proof) backyard with a

play centre, plus a 24x24 double garage with a 13x8 ft. workshop addition, power, central vac, and multiple windows. Garden Shed , With nearly 1,300 sq. ft. of living space, two laundry areas, and three separate entrances, this is a versatile and inviting home for the whole family.