

6 Fir Street
Red Deer, Alberta

MLS # A2240468



\$332,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Fairview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,390 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached, Oversized | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: Fridge, range, B/I dishwasher, laundry washer & dryer, all window coverings & blinds, garage door opener, garage door controller, B/I hot tub, pool table, bar, basement couch & chair.

Great value in this original-owner home situated on an oversized lot with a detached double garage with a shop space at the back, all lovingly maintained since day one. The property boasts nice curb appeal with a spacious front yard, patio stone walkway, mature south-side hedge, and tasteful landscaping. Inside, the bright living room welcomes you with a large front window, while the spacious kitchen and dining area feature abundant oak cabinetry and a front-facing window over the sink. The main level includes three bedrooms and a 4-piece bathroom, plus a rear addition completed roughly 30 years ago that houses a fully operational built-in hot tub with a pool-style pump and heater system and easy fill and drain access. The addition is finished with wood walls and ceiling and surrounded by windows for ample natural light. Downstairs offers a generous family room with an included pool table, a den, a laundry/utility/hot tub system room, and plenty of storage space. Step out the side door into a covered patio space, and enjoy the extra backyard area before reaching the oversized garage. A couple upgrades over the years include a metal roof and many vinyl windows. 6 Fir Street is ideally located just steps from Bower Ponds's walking and biking trails and within easy reach of schools, parks, playgrounds, and shopping.