

36 Fern Road  
Red Deer, Alberta

MLS # A2286417



## \$325,000

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan		

**Inclusions:** none

Excellent starter or investment home in a quiet community. 3 beds - 2 baths - country style kitchen - super sized living dining area and a fully developed basement /rec room and don't forget the heated double garage c/w 2 separate drive in doors. The home has been kept up over the years and at present some of the window seals are gone these will all be replaced prior to possession at sellers cost. Fully developed basement is completed with the large rec room and an additional bedroom. There's a high efficiency furnace and the hot water heater is also fairly new. Fairview boasts proximity to Great Chief Park, the Red Deer Golf and country Club and Bower Ponds. Lots of trails to explore along with shopping and schools near by. Easy to show.