

# \$449,900 - 171 Barrett Drive, Red Deer

MLS® #A2205595

**\$449,900**

3 Bedroom, 4.00 Bathroom, 1,135 sqft  
Residential on 0.14 Acres

Bower, Red Deer, Alberta

Welcome to 171 Barrett Drive, a beautiful family home offering 3 spacious bedrooms and 3.5 bathrooms. The heart of the home is the stunning kitchen, featuring modern stainless steel appliances, perfect for preparing meals and hosting gatherings. The cozy living area is enhanced by a gas fireplace, beautifully framed with elegant stonework, creating a warm and inviting atmosphere. The primary bedroom is a true retreat, complete with a private 4-piece ensuite for ultimate relaxation. The second bedroom upstairs also benefits from its own 2-piece ensuite, adding convenience and privacy. The basement boasts a large, open space that can easily be customized to fit your needs, complete with a half kitchen and a separate entry. This area offers great potential for a variety of uses, whether as additional living space, a home office, or a place for extended family. Outside, you'll find a double detached garage, providing ample storage and parking in the back. With its functional layout, modern features, and excellent potential, 171 Barrett Drive is the perfect place to call home.

Built in 1977

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2205595  |
| Price    | \$449,900 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,135       |
| Acres          | 0.14        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 171 Barrett Drive |
| Subdivision | Bower             |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4R1H3            |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, Driveway, Garage Faces Rear |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Separate Entrance   |
| Appliances        | Built-In Gas Range, Built-In Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Yard, Standard Shaped Lot, Treed |
| Roof            | Asphalt Shingle                       |
| Construction    | Composite Siding, Wood Frame          |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 4                |
| Zoning         | R1               |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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