

# \$385,000 - 71 Barrett Drive, Red Deer

MLS® #A2206780

**\$385,000**

3 Bedroom, 3.00 Bathroom, 1,208 sqft  
Residential on 0.14 Acres

Bower, Red Deer, Alberta

Welcome to 71 Barrett Drive—a spacious and move-in-ready bi-level located in the heart of Red Deer’s mature Bower neighborhood. This home offers the perfect blend of functionality, comfort, and future potential in a highly desirable location close to parks, trails, shopping, and schools.

The main floor features large windows that bring in an abundance of natural light, along with updated flooring throughout. The bright living room includes a cozy wood-burning fireplace and opens to a formal dining area—ideal for family dinners or entertaining. The kitchen provides plenty of cupboard space and a practical layout, while down the hall you’ll find three bedrooms, including a primary bedroom with its own 2-piece ensuite. A full 4-piece bathroom completes the main level.

Downstairs, the lower level offers incredible versatility. A large laundry room, an additional half bath, and a utility/storage area are just the start. A separate space includes cabinets, countertops, and a sink, creating the potential for an illegal suite, bar, or flex space. Adjacent to that is an open area perfect for a second family room, dining space, or home gym. Half of the basement is nearly finished, offering room to develop extra bedrooms or recreational space to suit your needs.

Outside, you’ll find a fully fenced yard with



mature trees, a storage shed, and a massive deck—perfect for outdoor gatherings. The rear parking pad can accommodate up to three vehicles.

Beyond the property, Bower is a well-established neighborhood known for its accessibility, parks, and variety of housing options. Nature enthusiasts will appreciate the proximity to Red Deer's extensive trail system, offering over 110 km of paths that connect beautiful parks and green spaces throughout the city. Nearby Barrett Park provides a serene escape with its lush greenery and winding trails, ideal for walking and running activities. For shopping and dining, Bower Place Mall is just minutes away, offering a wide range of retail stores and eateries to cater to all your needs.

Whether you're looking for a move-in-ready home or one with room to personalize and grow into, this property delivers. Quick possession available. Don't miss your chance to own in one of Red Deer's most established neighborhoods!

Built in 1979

### **Essential Information**

MLS® #	A2206780
Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,208
Acres	0.14
Year Built	1979
Type	Residential

Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	71 Barrett Drive
Subdivision	Bower
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R1H2

### **Amenities**

Parking Spaces	5
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Wet Bar, Wood Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	26
Zoning	R1

## Listing Details

Listing Office          Royal LePage Network Realty Corp.

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