

# **\$459,900 - 10, 5202 Farrell Avenue, Red Deer**

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MLS® #A2125676

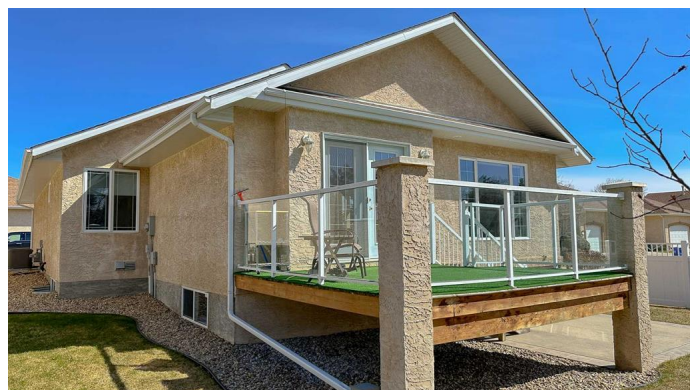
**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.12 Acres

Fairview, Red Deer, Alberta

The home and location you have been waiting for! This 2 bedroom plus a den detached home is nestled in one of Red Deer's most sought after adult living communities "The Falls". It's just a few steps away from Bower Ponds, Red Deer Golf and County Club, the river valley and trail system, and a short drive to all shopping amenities and the hospital. This single detached home is perfect for carefree living or "lock and leave" for snowbirds, as all of the grounds maintenance and snow removal are included in the condo fee. The basement is fully finished so you'll have plenty of room when the grandkids or company come to visit. This home has recently had a complete re-paint, carpet upstairs replaced, a new gas fireplace in the living room and two new hot water tanks for domestic water and the cozy underslab heat in the basement. The upper floor features an open kitchen/living room/dining room design with plenty of natural light. You'll enjoy the large sunny south facing deck off the kitchen and large picture window of the living room. The primary bedroom is conveniently located on the main floor with 4 piece main bathroom and cheater door to the primary room. There is also an additional flex room on the main floor perfect for an office/craft room or could be converted to a 3rd bedroom. The double attached 24x24 garage has an access door on the main floor, no need to go outside on those cool winter days. The lower level has a huge living/games room, a wet bar, 4 piece bathroom, large spare bedroom and a



finished laundry room. Other great features include central vac, and central air conditioning, gas line to the deck for bar-b-cue. You won't want to miss the opportunity to be part of this fabulous community!

Built in 2000

### **Essential Information**

MLS® #	A2125676
Price	\$459,900
Sold Price	\$448,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	10, 5202 Farrell Avenue
Subdivision	Fairview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B5

### **Amenities**

Amenities	Laundry, Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulated

### **Interior**

Interior Features	Bar, Built-in Features, Central Vacuum, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Other
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2024
Date Sold	June 4th, 2024
Days on Market	40
Zoning	R1
HOA Fees	0.00

## Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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