

# **\$374,900 - 71 Barrett Drive, Red Deer**

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MLS® #A2206780

**\$374,900**

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

Bower, Red Deer, Alberta

Welcome to 71 Barrett Drive, a well-maintained bi-level located in the heart of Red Deer's established Bower neighbourhood. This property offers a functional and flexible layout with future development potential, making it a strong option for buyers seeking both immediate comfort and long-term value.

The main level features an abundance of natural light, a bright living room with a wood-burning fireplace, a dedicated dining area, and a practical kitchen with ample cabinetry. Three bedrooms are located on the main floor, including a primary bedroom with a private 2-piece ensuite. A full 4-piece bathroom completes the main level.

The partially finished basement adds versatility, including a laundry room, 2-piece bathroom, and a large open area that could be used for recreation, home office, or additional living space. An existing setup with cabinets, countertop, a sink, and nearby electrical outlets creates easy potential for a wet bar, flex space, or even a kitchenette setup.

Outside, enjoy a fully fenced yard with mature trees, a large deck, storage shed, and a rear parking pad with space for two to three vehicles to compliment the street parking.

Bower is a well-established, amenity-rich neighbourhood known for its green spaces and walkability. The property is within walking



distance of parks, walking trails, green spaces as well as Bower Place Mall, grocery stores, and restaurants. There are other everyday conveniences just minutes away as well as quick access to major roadways and transit routes.

Whether you're looking for a move-in-ready home with room to personalize or a property with solid investment appeal, 71 Barrett Drive offers flexible potential in a highly desirable location. Quick possession available.

Built in 1979

**Essential Information**

MLS® #	A2206780
Price	\$374,900
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
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Parking	Off Street, Parking Pad
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## 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	51
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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