

# \$529,900 - 8, 5202 Farrell Avenue, Red Deer

MLS® #A2213765

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.12 Acres

Fairview, Red Deer, Alberta

One of Red Deer's sought after adult communities only 37 detached homes. Relax and Enjoy the Carefree Lifestyle of The Falls, an exclusive community that is walking distance to The Red Deer Golf and Country Club. You will love the meticulously landscaped grounds featuring a Large Park Area, abundant with Mature Trees, Shrubs, Perennials, and local deer that constantly stroll through the area. You also have quick access to Red Deer's Famed Trail System that will take you anywhere in the City of Red Deer. As you walk into the spacious tiled entrance of this Fully Finished 1553.84 sq.ft. Bungalow with lots of Natural Light, 4 bedrooms, and 3 baths. The front bedroom could make a great home office. The kitchen is spacious with extra cupboards that provide plenty of convenient storage space plus there is still a great space for a dining table. The formal dining area and great room look out to the beautifully landscaped park area and there is direct access to your deck that makes a wonderful place to relax and enjoy your morning coffee. There is also a ground level concrete patio area off the main deck. The Large Primary Bedroom also looks out onto the park and features a 5-piece ensuite and walk in closet. Downstairs you will find a huge family room with a fantastic space for games or theatre. There are 2 more Large Bedrooms, a full 4-piece bath, large partially finished storage area and under floor heat to keep you cozy during the winter months. The only major



upgrade this home has had recently is new vinyl planking floor throughout the home. The 22 x 26 attached garage has in-floor heating plus an HRV System to keep your indoor air quality at its finest. This magnificent home, with a fantastic location includes everything, and needs nothing, so all you must do is move in, unpack, relax, and enjoy your new home.

Built in 1999

### **Essential Information**

MLS® #	A2213765
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,553
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8, 5202 Farrell Avenue
Subdivision	Fairview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	54
Zoning	R1
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.