

# \$339,900 - 71 Oberlin Avenue, Red Deer

MLS® #A2230165

**\$339,900**

4 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.21 Acres

Oriole Park, Red Deer, Alberta

Hereâ€™s your chance to unlock serious potential with this spacious 1,292 sq ft bi-level set on an oversized 60x150â€™ lot backing directly onto a beautiful treed reserve. Inside, the layout is ideal for a growing family with some needed TLC throughout. The main floor features a huge, sun-filled front living room with a large picture window, a nicely sized dining area, and a functional kitchen with plenty of cabinet space and a view of the treed backyard. There are three bedrooms upstairs, including a spacious primary with its own 2-piece ensuite, plus a main 4-piece bath down the hall. Downstairs offers even more space to work with featuring a fourth bedroom, another full 4-piece bathroom, a massive family room with a wood-burning fireplace, and a large laundry/utility area with plenty of storage and a convenient walk-up backdoor to the yard. The second entrance would also make this home a great candidate to build a suite for excellent revenue potential. The backyard is incredibly private, with mature trees and a large deck offering a peaceful outdoor retreat just steps from nature, and the side driveway provides off-street parking that can easily accommodate two vehicles. Conveniently located within walking distance to parks, playgrounds, and Ecole Oriole Park Elementary School, this fixer upper offers a desirable layout, and a prime lot in a great family-friendly neighbourhood!

Built in 1973



## Essential Information

MLS® #	A2230165
Price	\$339,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.21
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	71 Oberlin Avenue
Subdivision	Oriole Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 4X1

## Amenities

Parking Spaces	3
Parking	Off Street, Concrete Driveway

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Mantle, Tile, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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