

# \$529,900 - 23 Berry Avenue, Red Deer

MLS® #A2255832

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.19 Acres

Bower, Red Deer, Alberta

TWO GARAGES!!! This immaculate home is sure to impress, meticulously cared for over the years with all the important things updated. A spacious double door entry welcomes you into the home, and gleaming hardwood is located throughout the main areas. The spacious kitchen offers a centre island with hood fan and ample storage. Dining room offers patio doors outside to a covered rear deck. The living area has a classic fireplace as well! There are three bedrooms on the main level, and the primary bedroom offers a full ensuite. Downstairs includes a rec room plus a nook (which was once a 4th bedroom and could easily be converted back). The 22W x 28L double attached garage also is located in the lower level, with direct access into the home. Outside is where this property shines - with a huge front parking pad, extra wide to fit an RV PLUS the rear detached oversized 24W x 30L double garage with its own panel and radiant heat! This is truly a dream shop and has to be seen to be appreciated. The beautifully landscaped yard is surrounded by vinyl fencing, and offers plenty of space despite the shop. Located in desirable Bower, fronting onto green space, and a short stroll to all amenities including Bower Mall and the Red Deer Trail Network - this home truly offers it all!

Built in 1978

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2255832    |
| Price          | \$529,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,325       |
| Acres          | 0.19        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 23 Berry Avenue |
| Subdivision | Bower           |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4R 1K7         |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                          |
| Parking        | Double Garage Attached, Double Garage Detached, Off Street, Parking Pad, RV Access/Parking |
| # of Garages   | 4                                                                                          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, See Remarks                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 2                                                                                            |
| Fireplaces        | Gas, Insert, Living Room, Recreation Room                                                    |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Other                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Views, Gentle Sloping |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Concrete, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 10                   |
| Zoning         | R-L                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.