

\$325,000 - 40 Fern Road, Red Deer

MLS® #A2270968

\$325,000

3 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.13 Acres

Fairview, Red Deer, Alberta

Welcome to 40 Fern Road, a charming bungalow that beautifully combines comfort and opportunity. Step inside the front door to a welcoming open concept kitchen and living room. The kitchen features new cabinets and drawers that offer a sleek, contemporary design, with plenty of storage and functionality. The tile floors and laminate countertops are not only durable but add to the cohesive look. Kitchen appliances and washer/dryer were purchased new 4 years ago. The living room is drenched in natural light from a new bay window, creating a warm and welcoming space for family gatherings or quiet evenings. The master bedroom is a peaceful retreat, featuring a spacious closet and large window that invites refreshing cool air from the shaded back yard. The second bedroom has a large window facing the backyard, with plenty of closet space, making it a cozy escape for guests or family. The main bath is a luxury oasis, with a soaker tub, tiled surround, tile floors, and upgraded vanity that adds a touch of sophistication. There is a linen closet and broom closet in the hallway and a laundry room adjacent to the kitchen, which leads to the side yard, and the basement. Hunter Douglas 2" blinds, throughout the home, are a wood composite material, and are resistant to moisture and wear, while being easy to clean. Downstairs the home offers a shared open concept kitchen and living area, recently remodelled with modern vinyl plank flooring, trim and paint. The oversized bedroom has a



large rectangular window, enormous closet with built in organizer, and the spacious bathroom is designed for comfort and convenience with a long counter, sink, toilet and new tub with tiled surround. The yard is fully fenced for your pets and children, and has a storage shed and a work shop on skids. With no neighbours behind, its a quiet and peaceful yard with a park like setting. Gravel parking pad off the back alley for extra cars or RV parking. There is a fire pit for cozy gatherings, a vegetable garden, and a giant maple tree that provides shade from the western sun, and cool air flow to the bedrooms. Newly poured concrete sidewalks enhance the exterior and boosts the curb appeal. Embrace the charm and potential of this home.

Built in 1963

Essential Information

MLS® #	A2270968
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Fern Road
Subdivision	Fairview
City	Red Deer
County	Red Deer
Province	Alberta

Postal Code T4N4Z4

Amenities

Parking Spaces 2

Parking Alley Access, Off Street, On Street

Interior

Interior Features Ceiling Fan(s), Laminate Counters, Vinyl Windows, Wood Windows

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Garden, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 14th, 2025

Days on Market 6

Zoning R

Listing Details

Listing Office Maxwell Real Estate Solutions Ltd.

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