

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

MLS® #A2267055

\$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. This home features a illegal suite in the basement, with a tenant already in place. 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 illegal suite 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. 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® #	A2267055
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	October 28th, 2025
Days on Market	1
Zoning	R

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.