

# \$560,000 - 19, 5202 Farrell Avenue W, Red Deer

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MLS® #A2235660

**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.07 Acres

Fairview, Red Deer, Alberta

Welcome to The Falls, one of Red Deer's™ sought after Adult Communities. Walking distance to Red Deer Golf and Country Club, Bower Ponds, Red Deer River, and access to all types of walking paths and bike trails. The community boasts only 37 homes and are all are detached. Main floor features open concept vaulted ceilings, skylight for extra natural light, Spacious tile foyer, front office/den. Kitchen offers corian countertops, breakfast bar and pantry and recessed lighting. Good sized primary bedroom with walk in closet and 4 piece on ensuite.. Basement is professionally finished with 2 large bedrooms, Family room/games room and 4 piece bathroom plus a large storage area. Garden door from the walk out basement to a private south facing patio. Spacious 22 X 26 heated garage with some cabinetry. Other features of this beautiful home include Main Floor Laundry, Central Air Conditioning, in floor heat. Garden door off the dining area to a spacious deck featuring Vinyl decking, glass railing, BBQ hook up and a power awning. This community is 55 plus, small pets are allowed with restrictions.

Built in 1982

## Essential Information

MLS® #                    A2235660

Price                     \$560,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	19, 5202 Farrell Avenue W
Subdivision	Fairview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B5

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, No Animal Home, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Standard, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Glass Doors
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Views, Wetlands
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	1
Zoning	R1
HOA Fees	257
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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