

# \$548,500 - 2, 4901 Farrell Avenue, Red Deer

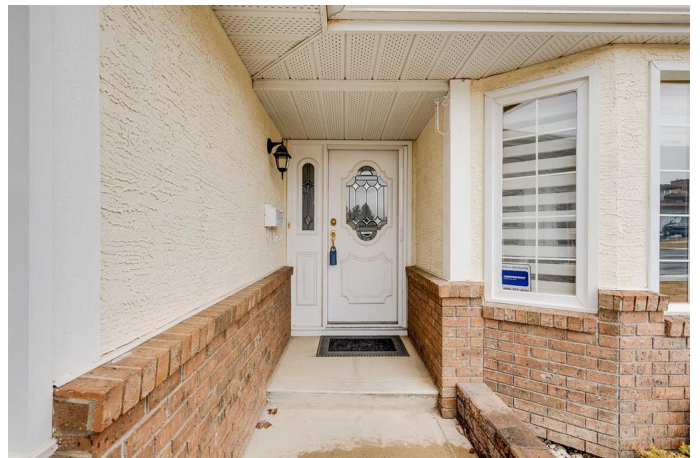
MLS® #A2210082

**\$548,500**

3 Bedroom, 3.00 Bathroom, 1,371 sqft  
Residential on 0.10 Acres

Fairview, Red Deer, Alberta

**\*\*LOCATION\*\***Welcome to Fairway on the Ridge 45 + community, and a exclusive opportunity to own a stunning Adult ½ Duplex Walkout Bungalow in one of Red Deer's most coveted locations. This home offer's beautiful views of the Fairways of Red Deer's Finest Golf Course. The home has been well cared for and updated over the years. You will be immediately impressed with the vaulted ceiling, well appointed kitchen with stainless appliances, quartz counter tops and coordinating backsplash, with breakfast nook where you can watch the morning golfers as enjoying your coffee. Just off the breakfast area is a fabulous deck with Awning to entertain guests (natural gas to BBQ). The main floor has a front office, formal dining and spacious living room with double French doors to the Master suite. Downstairs you will find a cozy fireplace another 2 bedrooms and bathroom . Door located in family room to lower patio and to the greenbelt (underground sprinklers). Within the last 3 years the owners have replaced the furnace, redone the shingles, added new AC, also new window in kitchen and breakfast nook. Condo fees are 220.00 pm and include snow removal and grass maintenance. Let's talk walkability, conveniently located next to bower ponds, Great chief park, Red Deer Golf country club the river, not to mention great trails that will take you anywhere in Red Deer. This Property offers a sweet oasis that combines the charm of residential country living with convenience



of city amenities.

Built in 1990

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210082               |
| Price          | \$548,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,371                  |
| Acres          | 0.10                   |
| Year Built     | 1990                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2, 4901 Farrell Avenue |
| Subdivision | Fairview               |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | t4n 6w2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Central Vacuum, Quartz Counters, Vinyl Windows, Wood Windows |
| Appliances        | Dishwasher, Microwave, Stove(s), Washer/Dryer                |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | Central Air                                                  |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Family Room, Gas         |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Backs on to Park/Green Space, Gentle Sloping, Greenbelt |
| Roof              | Asphalt                                                 |
| Construction      | Brick, Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | R2              |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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.