

**33 Byer Close**  
**Red Deer, Alberta**

**MLS # A2225567**



**\$434,999**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, See Remarks		

**Inclusions:** Freezer

Welcome to Bower—where the neighbors wave, and life just works. This well-kept family gem offers an open-concept main floor with a spacious eat-in kitchen and cozy living room—perfect for busy mornings or chill nights. Upstairs, three comfy bedrooms include a roomy primary with its own 4-piece ensuite. Downstairs brings the cozy with a rock-faced wood-burning fireplace, plus a fourth bedroom, 3-piece bath, and a flex room for crafts, games, or whatever sparks joy. Bonus points: Updated furnace, A/C, hot water tank, fridge, & stove (all 2024!) Recently refreshed deck and fenced yard .Double detached garage fits your full-sized truck .Built-in storage, fruit trees, and a sweet apple + cherry harvest on the way! Move-in ready and full of heart—this one’s a keeper.