

**71 Oberlin Avenue**  
**Red Deer, Alberta**

**MLS # A2230165**



**\$339,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Low Main		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Here's your chance to unlock serious potential with this spacious 1,292 sq ft bi-level set on an oversized 60x150' lot backing directly onto a beautiful treed reserve. Inside, the layout is ideal for a growing family with some needed TLC throughout. The main floor features a huge, sun-filled front living room with a large picture window, a nicely sized dining area, and a functional kitchen with plenty of cabinet space and a view of the treed backyard. There are three bedrooms upstairs, including a spacious primary with its own 2-piece ensuite, plus a main 4-piece bath down the hall. Downstairs offers even more space to work with featuring a fourth bedroom, another full 4-piece bathroom, a massive family room with a wood-burning fireplace, and a large laundry/utility area with plenty of storage and a convenient walk-up backdoor to the yard. The second entrance would also make this home a great candidate to build a suite for excellent revenue potential. The backyard is incredibly private, with mature trees and a large deck offering a peaceful outdoor retreat just steps from nature, and the side driveway provides off-street parking that can easily accommodate two vehicles. Conveniently located within walking distance to parks, playgrounds, and Ecole Oriole Park Elementary School, this fixer upper offers a desirable layout, and a prime lot in a great family-friendly neighbourhood!