

**68 Bettenson Street
Red Deer, Alberta****MLS # A2258394****\$449,900**

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,222 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

Welcome to this solid and thoughtfully updated 4 bedroom, 3 bathroom bi-level in the highly sought-after neighbourhood of Bower. Backing onto a tranquil green space, this impressive property combines comfort, style, and convenience with close proximity to schools, parks, walking trails, shopping, and easy access in and out of the city. The main level showcases a bright and spacious open concept design featuring a generous kitchen with abundant cabinetry, expansive prep area, sleek quartz countertops, and a welcoming dining, and living area designed for entertaining family and friends. Expansive windows flood the home with natural light, while a patio door off the dining room leads to a generous deck overlooking a large back yard with an interlocking brick patio, perfect for morning coffee or evenings with friends. Enjoy a fully fenced backyard with maintenance free white vinyl fencing and peaceful green space views. Also, on the main level are three well appointed bedrooms, including a primary suite with its own private ensuite bathroom and a second full 4 piece bath for family or guests. The fully developed basement with separate entry extends the living space with a versatile recreation/games room complete with a second kitchen, a comfortable fourth bedroom, another 4 piece bathroom, den/office or add a closet and you have a 5th bedroom. The laundry facilities are located in the utility room. Outside, you'll find a dream 24' x 24' detached garage, perfect for vehicles, storage, or a workshop. Major upgrades have already been completed, including a new roof (2017), furnace motor (2017), hot water tank (2017), and brand new windows, ensuring comfort and peace of mind for years to come. With its generous proportions, updates, and unbeatable location, this home is the perfect blend of space, style, and function. Truly a

rare find in Red Deer’s Bower community