

# \$699,000 - 83 Oberlin Avenue, Red Deer

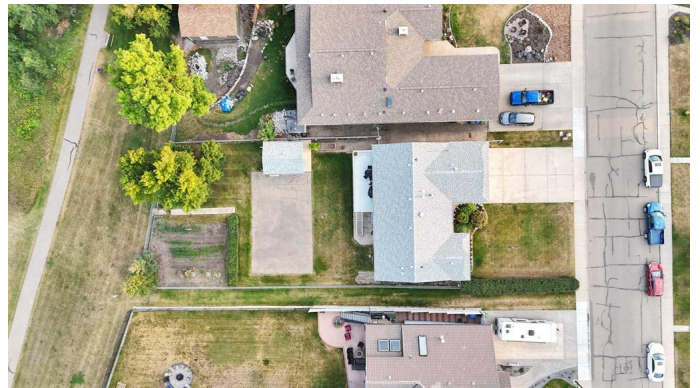
MLS® #A2256006

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,584 sqft  
Residential on 0.30 Acres

Oriole Park, Red Deer, Alberta

RARE OPPORTUNITY!! The original owners have cared for this wonderful family home since it was built and now it's ready for it's new owners! Situated above Red Deer's famous toboggan hill and backing on to the large green space with nearby walking and biking trails, this fine home overlooks the city to the South and offers fantastic views and privacy!! There is ample space for the entire family in this large walk-out bungalow, starting with a bright and airy front dining area which connects perfectly to the rear living room and kitchen - both positioned to capture the beautiful views! The large EAT IN kitchen includes hardwood flooring, quality oak cabinetry, a large center island, ample counter and cupboard space and has it's own breakfast nook. The large patio doors lead to a rear deck with glass rail and gas line for the BBQ, a great spot to watch the kids play in the big backyard and enjoy the fantastic view. The cozy living room is a great spot to socialize and with 3 generous bedrooms on the main level including the spacious primary bedroom with it's own 3pce ensuite and dual closets, this home works perfectly for young families and mature couples. The main level is completed with a full 4pce bath and a separate main floor laundry room. The fully finished lower level is on the ground level with direct access to the yard and is a great place for family fun with a large rec room complete with pool table, shuffle board table and wet bar. There is also a family room with a gas



fireplace, separate storage room, 2 bedrooms (1 without a closet) and a 2pce bath - there is plenty of room to expand the bathroom. The 70x192 yard is fabulous with underground sprinklers, a large storage shed with overhead door, covered lower patio, garden area, and a volley-ball court! The front attached garage has an epoxy floor and multiple pilings when built for reinforcement. Other notable features of this fine home include; 2 hi-efficiency furnaces in 2024, all new windows, siding, and Styrofoam wrap for added insulation in 1999.

Built in 1975

### Essential Information

MLS® #	A2256006
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,584
Acres	0.30
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	83 Oberlin Avenue
Subdivision	Oriole Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 4X1

### Amenities

Parking Spaces	2
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Parking Double Garage Attached, Garage Door Opener, See Remarks, Concrete Driveway, Heated Garage

# of Garages 2

### **Interior**

Interior Features Kitchen Island, Pantry, Storage, Vinyl Windows, Recessed Lighting, Wet Bar

Appliances Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Oven-Built-In

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Family Room, Tile

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Garden, Other, Courtyard

Lot Description Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Behind, Underground Sprinklers, Irregular Lot, Views

Roof Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 15th, 2025

Days on Market 28

Zoning R-L

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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