



GRASSROOTS
REALTY GROUP

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46, 73 Addington Drive
Red Deer, Alberta

MLS # A2233641



\$314,900

Division:	Aspen Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,273 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: leather couch in basement, bowflex

Welcome to this beautifully maintained townhouse located in the sought-after Aspen Ridge subdivision of Red Deer. This charming home offers the perfect blend of style, functionality, and comfort. With two spacious primary bedrooms upstairs, each featuring its own ensuite, this layout is ideal for small families, roommates, or guests who love their own space. The main floor boasts an open-concept design with a bright and airy living area, a modern kitchen, and a convenient half-bath. Step out back to your gorgeous private yard—a rare find—perfect for quiet mornings with coffee or evening BBQs. The basement is partially finished and features a versatile completed room, currently used as a craft room, offering endless potential for hobbies, a home office, or an extra guest space. Plus, enjoy the convenience of a single attached garage, keeping your vehicle warm and dry year-round. This home combines comfort and convenience in one of Red Deer's most desirable neighborhoods.