



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Assinger Avenue
Red Deer, Alberta

MLS # A2233874



\$539,900

Division:	Anders Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,793 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

Inclusions: Fridge, stove, b/i microwave, b/i dishwasher, central vac and attachments, garage door opener & controls, 2 sheds.

Nestled on a tranquil street in highly sought-after Anders Park. This beautifully updated two-storey split boasts modern decor and an array of impressive features that cater to today's buyer. As you enter, you'll be greeted by soaring cathedral ceilings that create an inviting and spacious atmosphere. The main floor showcases luxurious vinyl plank flooring and vibrant skylights that flood the space with natural light. The home has been tastefully painted in modern colors, updated in 2020. The heart of the home is the stunning white kitchen, complete with updated cabinets and countertops, a convenient island, corner pantry, and updated stainless steel appliances. Step out onto your private deck, surrounded by a fenced and treed lot, perfect for enjoying sunny mornings and shade for those hot summer afternoons. The lower level offers a cozy family room open to the kitchen, highlighted by large windows and a warm gas fireplace, perfect for family and friends. This level also includes a den/bedroom, a four-piece bath, and a laundry room with convenient access to the double attached garage. On the second floor is a generously sized primary suite complete with a three-piece bath and a walk-in closet. Two additional bedrooms and a four-piece bath complete this level. New shingles in 2021, updated paint and vinyl plank flooring, new toilets and freshly cleaned furnace and ducts, this home is move-in ready and offers peace of mind for years to come. The basement is partially developed, offering potential for further customization to suit your needs. Don't miss out on the opportunity to own this modern gem in one of the most desirable neighborhoods in town.