



GRASSROOTS
REALTY GROUP

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**17 Abbott Close
Red Deer, Alberta**

MLS # A2237171



\$329,900

Division:	Anders Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,010 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Gazebo, Landscaped, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-D

Utilities: -

Inclusions: Electric Fireplace

Stylish & Spacious! Renovated 12; duplex with wow factor—located on a pie-shaped lot across from green space! Enjoy a double detached garage plus a carport for extra parking and convenience. This fully developed home offers 4 bedrooms and 2 beautifully updated bathrooms. Step inside to a bright, sun-filled interior featuring brand new kitchen cabinets, a modern tile backsplash, fresh paint, updated flooring, and stylish new fixtures. Relax in the generous living room with an electric fireplace. The spacious primary bedroom is accented by a custom Douglas fir shelf that will stay with the home. Additional wood accents, including a pine shelf in the hallway and second bedroom, add warmth and character. The main bath features a stunning tiled walk-in shower, while the basement bathroom is a luxurious retreat with a 6’ soaker tub/shower combo and granite-topped vanity. The lower level is bright and welcoming with pot lights throughout, and while one bedroom window does not meet egress, the space offers tons of versatility. Beautifully landscaped mature yard with flower boxes and a pergola for your own private retreat. Furnace was professionally cleaned in July 2025. The seller is installing a door for the utility room. This home combines style, comfort, and function in a great location.