



**GRASSROOTS**  
REALTY GROUP

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**216 Ackerman Crescent  
Red Deer, Alberta**

**MLS # A2240197**



**\$499,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, ceiling fan, central vacuum & attachments, garage door opener, window coverings.

Welcome to this fully developed home located in the neighborhood of Aspen Ridge, near a green space. This bi-level property offers 4 bedrooms and 3 bathrooms, and an attached double garage. The main floor features a spacious master bedroom with a 3-piece ensuite, two additional bedrooms, and another full bathroom. You'll also find a beautiful kitchen with maple cabinets, and a living room with a large window and fireplace—perfect for relaxing evenings. The basement includes roughed-in in-floor heating, a large family room and games area, the fourth bedroom, and another full bathroom. Lastly, the fully fenced and attractively landscaped yard can be enjoyed from the concrete patio. Additional highlights include a brand-new washer, shingles and hot water tank replaced within the last five years. Conveniently located near parks and amenities, this is an ideal home for families!