



GRASSROOTS
REALTY GROUP

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166 Asmundsen Avenue
Red Deer, Alberta

MLS # A2241037



\$655,000

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Anders South | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,972 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Landscaped | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Shed, Chest Freezer in Garage, HRV, TV Mount, Entertainment Unit in Basement, Tree Fort

Welcome to 166 Asmundsen Avenue. This beautifully updated 2-storey home with a bonus room is tucked away on a quiet crescent in one of Red Deer's most sought-after neighborhoods. Set on a pie-shaped lot, the professionally landscaped yard offers mature trees, a spacious deck, RV parking and extra parking for guests – perfect for both relaxing and entertaining. Step inside to a bright, open-concept main floor featuring granite countertops, a stylish tile backsplash, updated lighting, and no carpet—only tile and high-end Fuzion laminate flooring (waterproof/swell protection, pet friendly, won't fade or stain and is covered under a 25 year warranty from time of purchase) throughout. The living area boasts a cozy updated gas fireplace, and the kitchen flows seamlessly to the back deck for convenient outdoor dining. A refreshed 2-piece powder room with added storage, laundry could potentially be added here, completes the main floor. Upstairs, enjoy a spacious bonus room, a beautiful primary suite with spa-inspired ensuite and walk-in closet, two additional bedrooms (each with walk-in closets), and an updated guest bath. The fully finished basement impresses with a built-in wet bar, a modern full bathroom, a bedroom with built-in shelving, and a custom dog wash station. Practical upgrades include custom Hunter Douglas blinds, a new A/C unit (2022), hot water heater (2021), furnace (2010), and triple-pane windows with a 24-year transferable warranty. Additional highlights: HRV system, water softener, garage heater (2020), lifetime exterior LED lighting, updated garage attic insulation, regularly maintained ducts and vents and a gas line for the BBQ. Appliances are newer: dishwasher (6 months), microwave (2 years), and stove (3 years). The garage includes storage shelving, and new front and back doors add curb appeal and security. This

move-in ready home combines function, comfort, and style in a premier location. Don't miss your chance to own this exceptional property! (There is a small RV gate in the back yard, if you have a large RV the gate could be expanded and the tree removed. The fence will be repainted as soon as weather permits)