



**GRASSROOTS**  
REALTY GROUP

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**14, 73 Addington Drive  
Red Deer, Alberta**

**MLS # A2244464**



**\$339,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Aspen Ridge                                |               |                   |
| <b>Type:</b>     | Residential/Other                          |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Up/Down                 |               |                   |
| <b>Size:</b>     | 1,223 sq.ft.                               | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Single Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Standard Shaped Lot |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                        | <b>Condo Fee:</b> | \$ 410 |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | R-M    |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Storage, Vinyl Windows |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher B/I, Microwave, Central Air Conditioner, Washer, Dryer, Garage Door Opener and 1 Control

**IMMACULATE TOWNHOUSE IN ASPEN RIDGE & SHOWS LIKE NEW!** This stunning 2-storey townhouse has undergone extensive renovations and offers stylish, low-maintenance living with immediate possession available! Featuring a single attached garage, central A/C, and a walk-out basement, this move-in-ready home is packed with upgrades. Step inside to discover brand-new luxury vinyl plank flooring, fresh paint, updated trim and baseboards, and modern light fixtures and hardware that elevate the home's contemporary feel. The bright and spacious main floor boasts an open-concept layout, complete with a cozy gas fireplace, a garden door to the deck, and a generous dining area&mdash;perfect for entertaining. The kitchen shines with new stainless steel appliances, a new sink and faucet, and ample cabinetry. A convenient 2-piece renovated bathroom completes the main floor. Upstairs, you'll find two generous primary bedrooms, each with walk-in closets and fully renovated 4-piece ensuites featuring new vanities, toilets, and fixtures. Additional highlights include upgraded railings, some new interior doors, vent covers, and smoke/CO2 detectors. The undeveloped walk-out basement offers endless potential for future development, along with a dedicated laundry area (washer and dryer included) and a utility/storage room. The furnace and ducts have been professionally cleaned, and the central air conditioner was recently serviced. Located close to schools, parks, transit, and shopping. Two pets under 30 lbs. are allowed with board approval. This beautifully updated home truly shows awesome &don't miss your chance to make it yours!