



GRASSROOTS
REALTY GROUP

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40 Ammeter Close Red Deer, Alberta

MLS # A2244993



\$480,000

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,343 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher-built in, Microwave, Blinds/Window Coverings, Ceiling fan(s), Built-in Vacuum & Attachments, Washer, Dryer, Garage Door Opener, TV Mounts x2

Nestled in the heart of Anders, one of Red Deer's most desirable and established neighborhoods, this beautifully laid out bi-level offers a blend of charm, function, and opportunity. Tucked away on a quiet close, the home greets you with a charming front porch and brand new carpets and blinds throughout, setting a fresh, inviting tone the moment you step inside. Soaring ceilings and large windows in the sunken living room flood the space with natural light, while the gas fireplace adds warmth and elegance — framed perfectly by tall windows on either side. The open-concept design flows into a spacious dining area and a well-planned kitchen featuring classic oak cabinetry, ample counter space, a pantry, and a sunlit corner sink with backyard views. The main floor hosts three generous bedrooms, each with ceiling fans and large closets. The primary suite includes a walk-in closet and a private 3-piece ensuite, complete with a window for natural light. A full 4-piece main bath and oversized vanity serve the additional bedrooms. Downstairs, you'll find a wide-open basement with 9' ceilings, ready for future development — envision two more bedrooms, a family room, and a full bath. There's also a dedicated laundry area with a utility sink and extra storage. Step outside to enjoy a mature, fenced yard lined with trees — the perfect backdrop for your morning coffee or evening unwind. Close to schools, shopping, walking/bike paths, and recreation — this is your opportunity to live in classic comfort in the heart of Anders.