



**GRASSROOTS**  
REALTY GROUP

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**76 Arthur Close  
Red Deer, Alberta**

**MLS # A2251421**



**\$379,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** shed, window coverings, a/c unit

Looking to make your move into the housing market? Welcome to 76 Arthur Close &mdash; a hidden gem nestled in a quiet, family-friendly cul-de-sac. This charming and updated home checks all the boxes! With nice curb appeal, the covered front porch invites you to sit back with a morning coffee and enjoy the peaceful sunrise. Step inside to a private front entry, leading either to the main living space or upstairs to the bedrooms. The main floor boasts sunny west-facing windows, filling the kitchen and living area with natural light. The kitchen features bright white cabinetry, rich hardwood floors, a functional island with eat-up bar, and newer stainless steel appliances &mdash; the perfect setting for family meals or casual entertaining. Off the kitchen, you'll find a newly built deck, ideal for BBQs or soaking up the sun. There's also a convenient 2-piece bathroom and access to the attached, insulated single garage. Upstairs, two generously sized bedrooms each come with their own ensuite bathrooms! The front bedroom currently serves as a guest room and office, complete with double closets and a 4-piece ensuite. The primary suite features a rustic barnboard accent wall, two walk-in closets, and another beautiful 4-piece ensuite. The entire upper floor and staircase have been upgraded with luxury vinyl plank flooring for a modern, cohesive feel. Downstairs, the fully finished walkout basement adds even more living space, including a cozy family room, a 3-piece bathroom combined with laundry, and direct access to the backyard. Step outside to enjoy a tiered yard, newer garden shed, and back alley access. Updates include: Luxury vinyl plank flooring, Central A/C and a New deck (replaced the old). This home is move-in ready and waiting for you to make it yours!

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