



**GRASSROOTS**  
REALTY GROUP

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327 Addington Drive  
Red Deer, Alberta

MLS # A2253030



**\$400,000**

Division:	Anders South		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,266 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** window coverings

Fabulous location in ANDERS, across from a park and on a bus route, this property has it all! Fully RENOVATED TOP TO BOTTOM, this townhouse is ready for its new owners with 3 large bedrooms that all accommodate King sized beds and 3.5 baths! Featuring the desirable layout of DOUBLE PRIMARY bedrooms with ensuite 4 piece baths on the upper level, main floor open concept with kitchen with quartz countertops, and WALK IN PANTRY, living room with GAS FIREPLACE and mantel and dining room, 1/2 bath with laundry area, and a fully developed basement with 3 piece bathroom, 3rd bedroom, and rec room. The yard is fully fenced, with a large deck. Single attached garage with shelving and built in vac. Vinyl flooring throughout. TONS OF POTLIGHTS throughout the home. The unit renovated back to the studs, and replaced including the following: WINDOWS, BATHROOMS (both 4 piece baths and main floor 1/2 bath), ELECTRICAL, PLUMBING, TRIM, DOORS, PAINT, FLOORING, AND ASPHALT SHINGLES - completely permitted and inspected by the City, and all renovations completed by a local home builder. Hot water tank is 18 months old and original furnace has been recently serviced and cleaned. MOVE IN READY.