



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**38 Abraham Close
Red Deer, Alberta**

MLS # A2255775



\$574,900

Division:	Anders South		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Rectangular Lot, U		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Attached Alarm Equipment (no Contract)		

Welcome to 38 Abraham Close, a stunning Fanta-built former show home located in the serene and highly sought-after neighborhood of Anders on the Lake. Situated on a quiet cul-de-sac and within walking distance to a park, playground and Anders Pond surrounded by numerous walking paths. This home boasts 4 bedrooms and 2.5 bathrooms and features a spacious primary bedroom with a walk-in closet, 2 generously sized basement bedrooms, one with its own walk-in closet, making this home ideal for families or those seeking extra space. The open-concept main floor showcases hickory hardwood flooring in the entry, hallway, kitchen, and great room, complemented by 9’ ceilings on both levels and an abundance of large windows that flood the space with natural light. The kitchen features maple cabinets, under-cabinet lighting, spacious pantry and an oversized refrigerator. Garden doors just off the dining area leads to a two-tiered upgraded composite deck and rails with privacy screen, perfect for entertaining. Recent upgrades to appreciate include central air conditioning system, 2025 solar panels, custom stained glass clerestorey window, newer 2023 roof, 2022 hot water tank, 2018 upgraded appliances, and upgraded front entry door and storm door. Additional features include, top down/bottom up blinds, main floor laundry, in-floor heating with boiler system for the basement and garage, central vacuum system with a kitchen kick sweep, two gas fireplaces, a large storage room, exchange air system and furnace with electronic air filter. The private, newer vinyl fenced backyard is perfect for kids, pets, or gardening, with a beautifully landscaped yard, equipped with an irrigation system, and a large shed. Anders on the Lake is known for its tranquil atmosphere, executive style living and close proximity to amenities, parks, walking paths, playgrounds, ball

diamond, as well as nearby schools like Eastview Middle School and Hunting Hills High School. The East Hill Shopping Centre and other conveniences are just minutes away, making this home a perfect blend of comfort, style, and location. Don't miss your chance to own this exceptional property in one of Red Deer's most desirable neighborhoods!