



**GRASSROOTS**  
REALTY GROUP

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**40 Anders Close  
Red Deer, Alberta**

**MLS # A2260241**



**\$449,000**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Re		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** freezer

Here's an immaculate home in a quite neighborhood in Anders Park. A 4 level with hardwood throughout & 4 bedrooms and 3 baths and many upgrades. Features include country style kitchen with eat in bar plus upgraded cupboards and appliances. There's a formal dining area with east facing patio doors that open to a very private deck and back yard. Inside upgrades include interior &cor, 2 hi efficiency furnaces, bath upgrades, and basement development. The fourth level features a large rec room and pool table. Third level includes laundry, guest bedroom, and family room while main floor includes a very well turned out living room. The attached oversized attached garage opens onto a park like for a back yard with numerous trees, shrubs and garden shed. All in all this home is a pleasure to show.