



GRASSROOTS
REALTY GROUP

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82 Arthur Close
Red Deer, Alberta

MLS # A2264732



\$399,000

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,360 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Garage Faces Front, Heated Garage, Insulated, RV Access/R		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Wet Bar		
Inclusions:	Gazebo, Shed		

Welcome to 82 Arthur Close a beautifully upgraded home showcasing exceptional style and thoughtful design throughout. The kitchen is a true showpiece, featuring new charcoal cabinetry with glass display, under-cabinet lighting, a walk-in corner pantry with spice organizer, granite sink, pull-out drawers, and a large island with extra storage. You'll love the new stainless-steel LG convection range with air fry, GE Profile fridge, and Samsung 3-level dishwasher. The living room offers laminate flooring, up/down blinds, and a remote ceiling fan for comfort. Upstairs, the luxurious bathroom includes a heated porcelain tile floor, live-edge wood vanity, matte black fixtures, a 5' tiled shower with rain head, and a heated/lighted toilet seat. The primary bedroom impresses with a shiplap ceiling, board and batten feature wall, remote zebra blinds, "Fandelier", and custom his-and-hers closets. Two additional bedrooms are equally well-finished with custom closets and designer details. A convenient upper laundry area features built-ins, pull-out hampers, and a live-edge folding counter. The basement adds even more versatility with laminate flooring, wet bar, full bath, and a walkout with new door and side light. Outside, enjoy low-maintenance xeriscaping, a golf-green lawn area, two-tier deck with gazebo, two sheds, and RV parking. The attached single garage is insulated and heated with 220 V power. Additional updates include new shingles (4 yrs), upgraded attic insulation, 2.5 ton central air, newer water heater, humidifier, and keypad entries with high-tech front and rear cameras. Stylish, functional, and move-in ready this home offers it all!