



GRASSROOTS
REALTY GROUP

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**347 Addington Drive
Red Deer, Alberta**

MLS # A2265967



\$399,900

Division:	Anders South		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Electric fireplace in theatre room, treadmill, all TV mounts		

No condo fees! This beautiful end-unit townhouse is tucked away in one of Red Deer's most sought-after neighborhoods, Aspen Ridge. Perfectly positioned across from a park and just moments from restaurants, shopping, and every amenity you could need, this home offers the perfect balance of comfort, style, and convenience. Step inside to a bright and inviting main floor featuring new vinyl flooring, modern paint, and an open-concept design that feels spacious and welcoming. The kitchen showcases rich dark cabinetry, black appliances, and plenty of counter space. It flows seamlessly into the dining and living areas, where large windows fill the home with natural light and create a warm, airy atmosphere. Upstairs, you'll find two generous bedrooms, each with space for a king or queen bed. The primary suite feels like a retreat, offering a large walk-in closet and a four-piece ensuite complete with a relaxing jet tub. The main bathroom is also a four-piece and the expanded hallway linen closet provides extra storage for everyday convenience. Downstairs, the basement adds even more living space with a flexible area currently set up as a gym, rough-ins for another bathroom, and a soundproofed theatre room featuring an electric fireplace. Whether you're hosting movie night or cheering on your favorite team, this space was designed for comfort and fun. Outside, enjoy the beautifully landscaped and low-maintenance yard with updated fencing, a concrete patio, and a variety of mature trees and shrubs. It's the perfect space to unwind or entertain guests.