



**58 Adamson Avenue
Red Deer, Alberta**

MLS # A2266961



\$378,000

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|------------------|-------------------------------------|-------------------------------|
| Division: | Aspen Ridge | |
| Type: | Residential/Duplex | |
| Style: | 2 Storey, Attached-Side by Side | |
| Size: | 1,190 sq.ft. | Age: 2003 (23 yrs old) |
| Beds: | 3 | Baths: 2 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | |
| Lot Size: | 0.07 Acre | |
| Lot Feat: | Back Lane | |

| | | | |
|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RIA |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |
| Inclusions: | Shed, Playset | | |

Sought after neighborhood and only STEPS to the park, greenspace and skating rink!! This Fully Developed 3 bedroom 1/2 duplex has brand new carpet top to bottom, new appliances, Air Conditioning, Finished attached garage, Fully finished basement and fenced yard! The main level includes new laminate flooring and is open concept with tons of space and large windows to let in tons of natural light from the west facing backyard. Upstairs there are 3 good sized bedrooms and a full bathroom and all new carpet and paint. The basement is fully developed with a wonderful bathroom/laundry room combination and a good sized family room. The fabulous backyard is ready for the kids and pets - is fully fenced and includes a shed and kids swing set. Only steps to the end of the block where you will find a great playground, winter skating rink and large greenspace. Move-in ready and immediate possession available. Some photos have been virtually staged.