



**96 Addington Drive
Red Deer, Alberta**

MLS # A2285322



\$389,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, On Street, Parking Pad, Unpaved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Located in the desirable Anders neighborhood, this bright, clean, and move-in-ready fully finished home offers 4 bedrooms and 2 bathrooms. A spacious front foyer welcomes you into a sun-filled living room featuring vaulted ceilings and an open, inviting feel. The main level flows seamlessly into the kitchen and dining area, complete with a central island and easy access to the rear deck through patio doors—perfect for entertaining and everyday living. Outside, enjoy a fully fenced yard, rear deck, and three additional parking stalls on a gravel pad with alley access—ideal for extra vehicles, a trailer, or toys. The lower level boasts 9’ ceilings, a large recreation room with a gas fireplace, two additional bedrooms, and a full 4-piece bathroom, offering excellent space for family or guests. Recent upgrades include new flooring (2025), new fencing (2025), and a new gravel parking pad (2025). A fantastic opportunity in a family-friendly neighborhood close to parks, schools, amenities and walking distance to the Collicut Centre.