



**9 Assinger Avenue  
Red Deer, Alberta**

**MLS # A2289764**



**\$479,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Garage Door Remote (1)

Tucked into a quiet Aspen Ridge cul de sac, this beautifully built bungalow offers the rare combination of quality construction, vaulted design, and room to grow. With over 1,300 sq ft above grade, the main floor features soaring ceilings and an open-concept layout that feels both spacious and welcoming. Real hardwood and tile flooring anchor the living areas, while large windows and garden doors flood the space with natural light. The kitchen is thoughtfully designed with warm wood cabinetry, a functional island, Corian sink, corner pantry, and generous prep space- seamlessly connecting to the dining area and living room, making it ideal for everyday living or entertaining. Step outside from the dining area or your primary bedroom to the composite deck overlooking the fully fenced yard- a great space to relax and unwind! The main floor offers 2 bedrooms plus a front office/ den that could be used for a bedroom, along with convenient main floor laundry. The spacious primary suite includes a walk-in closet and an ensuite featuring an air jetted tub. A full 4-piece main bath completes the level. The basement is wide open and ready for development, offering incredible potential to customize to your needs. The oversized 22x23 garage offers generous ceiling height, allowing for elevated storage shelving without compromising parking space. It also includes hot and cold water taps and has in-floor heat roughed in. In-floor heat is also roughed in for the house, providing an excellent future upgrade option. A rare opportunity in a desirable neighborhood close to shopping and amenities. Quality-built, thoughtfully laid out, and ready for its next chapter!