



**60 Arnold Close
Red Deer, Alberta**

MLS # A2290072



\$375,000

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,143 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Standard Shaped Lot, Tree		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Closet Organizers, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROL

3 BEDROOM, 2 BATH 2-STOREY ~ LOCATED IN ASPEN RIDGE ON A QUIET CUL-DE-SAC ~ NO CONDO FEES ~ FULLY FENCED SOUTH FACING BACKYARD ~ ATTACHED GARAGE ~ Open concept main floor layout with tons of recent updates including; New hot water tank (2023), Kitchen cabinets, countertops, backsplash, appliances ~ Shingles (2020), paint, vinyl plank floors, carpet, upper level bathroom ~ Living room is filled with natural light from the large south facing window that over looks the yard ~ The kitchen has been upgraded with new ceiling height cabinets with crown moulding, full tile backsplash, ample counter space including an island, stainless steel appliances and a corner pantry ~ the dining room has sliding patio doors that lead to the huge deck and backyard ~ 2PC main floor bath ~ Spacious primary bedroom can easily accommodate a king sized bed plus furniture and has dual closets ~ 4PC bath located next to the primary bedroom has updated vanity, tub, tile surround and flooring ~ 2 additional bedrooms are both a generous size (one bedroom has a walk-in closet) ~ The basement offers a large family room, laundry room with a sink, and ample storage space ~ 20' L x 10.75' wW attached garage with additional parking in the driveway ~ The sunny south facing backyard is fully fenced, landscaped with mature trees/shrubs, has plenty of grassy yard space, and includes a shed ~ Excellent location; steps to Easthill & Notre Dame Shopping Plazas with tons of great amenities, walking distance to multiple schools, parks, playgrounds & Collicut Centre ~ Pride of ownership is evident ~