



**11 Abel Close  
Red Deer, Alberta**

**MLS # A2290242**



**\$349,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Square Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Welcome to this well cared for two level townhome situated in a desirable neighborhood of Red Deer, just a short distance from local schools and the Collicutt Centre. Designed for comfortable family living, this home offers three bedrooms on the upper level, while the fully developed basement provides an additional bedroom and full bathroom &mdash; ideal for guests, teens, or a private home office. The lower-level family room features a cozy fireplace, creating the perfect space to unwind. The main floor is bright and welcoming, with a functional kitchen and inviting living area that make everyday living and entertaining easy. Step outside to enjoy the landscaped and fully fenced yard. A single detached garage adds to the home's practicality. A great opportunity for those seeking a move-in-ready home in a convenient and family-friendly location.