



**49, 103 Addington Drive
Red Deer, Alberta**

MLS # A2296084



\$239,900

Division:	Aspen Ridge		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	685 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parking Lot, Paved, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Range Hood, Washer, Dryer, Window Coverings, Bathroom Mirrors

MAINTENANCE FREE LIVING IN ANDERS! This bright two bedroom, 2 bathroom home is ideally situated in Aspen Ridge, close to the parks, trails, shopping and schools. The main floor includes a spacious kitchen with vaulted ceilings, corner pantry, tile backsplash and a raised eating bar that opens into the large living room. Great size eating area looks out onto a covered balcony through sliding glass doors with room for your BBQ. Convenient two piece bathroom completes the main level. Fully developed basement features a spacious primary bedroom along with a second bedroom both of which have excellent closet space. Four piece bathroom, laundry area, and storage closets complete the lower level. Condo fees includes garbage, professional management, reserve fund contributions, insurance, and outdoor maintenance including snow removal. Pets are allowed upon board approval. Two powered parking stalls included. What a perfect place to call home!