



**22 arthur Close
Red Deer, Alberta**

MLS # A2300341



\$372,000

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,230 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Experience the perfect blend of modern luxury and quiet cul-de-sac living at 22 Arthur Close. This meticulously renovated 2-storey semi-detached duplex in Aspen Ridge has been transformed with high-end finishes, including brand-new vinyl flooring, fresh designer paint, sleek brand new appliances, and custom window coverings. The heart of the home is an expansive open-concept main floor, where a sun-drenched, East-facing living area flows seamlessly into a gourmet kitchen featuring a massive central island, walk-in pantry, and direct access to your attached garage. The upper level is a rare find, boasting two massive bedrooms, each featuring its own private ensuite bathroom—the primary retreat even offers dual walk-in closets! Outside, enjoy the freedom of no condo fees while being steps away from the best of Red Deer. You are less than 2km from the East Hill Shopping Centre, grocery stores, and the Collicutt Centre, with Bower Place just a short 5km drive away. Whether you are a first-time buyer or looking for a savvy investment, this turnkey property offers unmatched value in a prime location. Book your showing today!