



**18 ADAIR Avenue**  
**Red Deer, Alberta**

**MLS # A2140201**



**\$775,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting, Yard Lights, Private		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-38-27-W4
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** WARDROBE

BEAUTIFUL OPEN PLAN With Vaulted Ceilings, Oak Hardwood and Open to The Living Room With Attractive Tile Surround Gas Fireplace. Great Kitchen With Island, Pantry, Lovely Oak Cabinets and Raised Eating Bar. Nice, Bright Dining Area With Direct Access to Rear Deck, Yard and Double Detached Garage. Very Spacious (23 X 17) Primary Bedroom Suite With 4 Piece Ensuite Including Jetted Tub, Separate Shower and Vanity Sink. 2nd and 3rd Bedrooms and a 4 Piece Bathroom Complete the Main Floor. Lower Level Boasts Beautiful Cherry Engineered Hardwood Throughout The Extra Large Family Room and The 4th And 5th Bedrooms. Enjoy the 4 Piece Bathroom With Fantastic Steam Shower. Laundry/Utility Room With Hi-Efficiency Forced Air Furnace With Hepa Heat Recovery System and Instant Hot Water. Underfloor Heat For The House and Front Attached Garage. Rear Detached Garage Has Forced Air Furnace and Roughed In Under Floor Heat. From The Main Floor Walk Out to the Impressive Custom Built Rear Deck Overlooking The Nicely Landscaped Rear Yard. IMMACULATE HOUSE AND LOT WITH IMPRESSIVE CURB APPEAL, GORGEOUS FLOWERING TREES AND QUALITY UPGRADES. A WONDERFUL HOME TO VIEW WITH QUICK POSSESSION POSSIBLE.