



**51 Ackerman Crescent  
Red Deer, Alberta**

**MLS # A2168972**



**\$615,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard,		

<b>Heating:</b>	In Floor, Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Separate Entrance, Soaking Tub		
<b>Inclusions:</b>	N/A		

Open house Sunday Sept 29th from 2PM-5PM ~ Stunning 4-Bedroom Home with Modern Upgrades in Desirable Anders South. Nestled in the heart of the highly sought-after Anders community, this beautifully updated 4-bedroom, 3-bathroom home is the perfect blend of style, comfort, and functionality. With over 2,500 sqft of meticulously maintained living space, up and down, this home is ready for its new owners! From the moment you step inside, you'll appreciate the attention to detail and the modern upgrades. The main living areas feature elegant hardwood flooring, giving the home a warm and sophisticated feel. Enjoy the Livingroom fireplace perfect for chilly evenings, creating a warm and inviting space to gather. An open-concept design allows for easy flow between the living, dining, and kitchen areas, making it ideal for both family gatherings and entertaining guests. The kitchen is a true highlight, complete with stainless steel appliances, granite countertops and surround, offering plenty of space for meal prep and casual dining on the oversized kitchen peninsula. Whether you're a seasoned chef or just love cooking at home, this kitchen is sure to impress. Main level full bathroom includes a soaker tub and skylight above! The Master Bedroom includes a separate door to the large outdoor deck, along with an oversized walk-in closet and Ensuite which has been thoughtfully RENOVATED to include a BRAND-NEW tiled shower and a contemporary vanity, creating a spa-like atmosphere where you can relax and unwind. FRESH PAINT throughout the entire home enhances the bright, airy feel, making each room welcoming and move-in ready. Downstairs, the walkout basement features TWO SEPARATE ENTRANCES, providing excellent potential for a rental suite, day home or additional space for extended family. The spacious

lower-level family room offers a place to enjoy as well as a gorgeous set of French doors separating the living space and offering a separate flex room/office space (could also be an amazing playroom for a family or day home provider!) The home also offers the convenience of a large separate LAUNDRY ROOM with ample storage and folding space, adding to the ease of everyday living. Outside, the property boasts an expansive landscaped yard with TWO 10x10 outdoor sheds, each having their own sky lights! Ideal for garden enthusiasts or anyone needing extra storage. The two-door garage provides ample room for parking and additional storage. With CENTRAL AIR conditioning to keep you cool during the summer months, and IN-FLOOR heat in the basement and garage to keep you warm in the colder months, this home offers comfort year-round. Enjoy some additional benefits of a water softening and water purification system. Situated in a family-friendly neighborhood, this home is close to local parks, schools, shopping, and dining, making it the perfect location for those looking for convenience and community. Whether you're looking to grow your family, downsize, or invest, this home is a must-see.