



**GRASSROOTS**  
REALTY GROUP

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**116 Arthur Close  
Red Deer, Alberta**

**MLS # A2191512**



**\$374,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Central Vacuum, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** n/a

This bright, spacious two storey half duplex townhome in Aspen Ridge with attached garage, conveniently located near shopping, transit, schools, and parks. The main floor is an open, light-filled layout features open kitchen with ample Oak cabinets, kick sweep in the kitchen island, raised eating bar and overlooking the deck off the kitchen. A half bath is conveniently located off the kitchen where there is also direct access to the deck. Upstairs, you'll find 3 spacious bedrooms and a shared 4-piece bath offering plenty of room for family or guests. The basement is professionally developed with a large family room and laundry room. The fully-fenced backyard is perfect for pets, play, or gardening, offering privacy and security for your outdoor space. NEW Roof on the property in June.