



**60 Adamson Avenue  
Red Deer, Alberta**

**MLS # A2201062**



**\$364,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Nicely kept two story half duplex located in the beautiful Anders sub division. Conveniently located within walking distance to schools, shopping, parks and recreation is a much desired feature of this property. A welcoming East facing covered front patio greets you on the way inside perfect for enjoying a morning coffee. The open main floor design is enhanced with plenty of windows allowing the natural light to pour in. The spacious kitchen offers a good amount of maple cabinets, deep corner pantry plus large center island. Living space overlooks dining area with direct access out to the yard. Upstairs offers the twin Primary Bedroom plan with two large rooms each with their own private en suite plus one room even offers two walk in closets. The fully finished basement offers a large family room ideal for games area or media space with speakers in ceiling for audio. Single attached garage is great for vehicle storage and seasonal protection. Unit also offers AC for the warm summer months to come. Enjoy the large West facing fully fenced yard with extra large storage shed perfect for locking up yard equipment.