



GRASSROOTS

REALTY GROUP

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**87 Aldrich Close S
Red Deer, Alberta**

MLS # A2298021



\$769,000

Division:	Anders South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,323 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Dog Run Fenced In, Few Trees, Landscaped, Lawn, No Neighbours Behind, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Hot Tub, Golf Simulator, 8 tvs and mounts, tesla car charger

Located in Anders South, this Executive Two Storey home is ready for immediate possession. Over 2300 square feet with a great layout that combines open style living and well thought out private spaces at the same time. The main floor houses the open concept central living space that leads to a covered back deck and a perfect sized yard complete with Hot tub! Upstairs has a unique and grand living space with a showstopper staircase leading to a flexible bonus space that currently houses your own Golf Simulator! The spacious primary, large ensuite, 2 additional bedrooms and laundry room cap off this level. The basement is home to a large family room, 2 more bedrooms and a 3 piece bathroom. Spacious and practical entryways! Beautiful millwork throughout! New professional paint top to bottom! Hot Tub included! Electric Car Charger built into the oversized garage! Air conditioning and a gas fireplace! A Dog run built into the side yard! Includes 8 big flat screen Tv's already mounted! Starlink installed! Curb appeal for days! Don't miss out on this one!