



GRASSROOTS

REALTY GROUP

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**116 Arthur Close
Red Deer, Alberta**

MLS # A2298633



\$369,900

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,163 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

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.