



**193 Alberts Close  
Red Deer, Alberta**

**MLS # A2304960**



**\$649,900**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,165 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM 2-STOREY IN ANDERS SOUTH ~ LARGE CORNER LOT ~ HEATED DOUBLE ATTACHED GARAGE ~ Wrap around front veranda offer eye catching curb appeal ~ Spacious tile foyer with high ceilings that open to the second level ~ Den just off the foyer has floor to ceiling bay windows that overlook the front yard ~ The open concept main living space has high ceilings, rows of recessed lighting and more large windows that fill the space with natural light ~ The living room is centred by a cozy gas fireplace with a tile surround and mantle above ~ The kitchen offers a functional layout with plenty of warm stained maple cabinets, ample counter space including an island with an eating bar, corner pantry, full tile backsplash, and a window above the sink ~ Host large gatherings with ease in the sun-filled dining room with sliding patio doors to the deck and backyard ~ Bright home office is located next to the 2 piece main floor bathroom ~ Mud room off the garage has convenient laundry ~ Upper level landing overlooks the main floor below ~ French doors lead to the huge primary bedroom with plenty of space for a king size bed and furniture, plus a spa like ensuite with a corner tub, walk-in shower, dual sinks, water closet, and a walk-in closet with built in organizers ~ 2 additional bedrooms are both a generous size with ample closet space, and share a 4 piece bathroom ~ The fully finished basement with operational in-floor heat offers a spacious family room with built-in shelving, a wet bar with warm stained cabinets, a sink and space for a pool table, large 4th bedroom with dual closets, 4 piece bathroom, and space for storage ~ HEATED double attached garage is insulated, finished with painted drywall and has a man door to the backyard ~ The backyard is fully fenced (vinyl fencing), has plenty of yard space, mature landscaping,

a stone fire pit area, and access to the paved back alley ~ Excellent location; close to parks, playgrounds, shopping, dining, walking trails.