GRASSROOTS REALTY GROUP

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167 Addington Drive
Red Deer, Alberta

MLS # A2312721

$740,000

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Standard Shaped Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Additional fridge in pantry, hot tub on deck, pool table in basement

LOCATED IN DESIRABLE ASPEN RIDGE, this fully finished 2-storey offers over 2,000 sq. ft. above grade, 4 bedrooms, 4 bathrooms, a bonus room, finished basement, and an oversized attached garage. --- Originally built as a show home, the home offers thoughtful design and quality finishes throughout. --- The open-concept main floor features hardwood flooring, a gas fireplace, walk-through pantry, convenient main floor laundry, and bright living spaces designed for everyday living and entertaining. --- Upstairs you'll find 3 bedrooms, a spacious bonus room over the garage, and a generous primary suite complete with an ensuite featuring a jetted tub and steam shower. --- The finished basement adds a large family room, fourth bedroom, office, and full bathroom. --- Additional features include an oversized insulated attached double garage, on-demand hot water, fully fenced yard, rear deck with hot tub, and roof-mounted solar panels. --- Located close to parks, walking trails, schools, shopping, and major commuter routes. --- A spacious, well-maintained family home in one of southeast Red Deer's most sought-after neighbourhoods.

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