



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		

FORMER Aspen Ridge SHOW HOME offering an impressive combination of space, comfort and energy-efficient features. ~~~ This fully finished home includes 4 bedrooms, 4 bathrooms, a welcoming gas fireplace and a bright bonus room above the oversized, insulated attached double garage. ~~~ The well-designed kitchen features a convenient walk-through pantry, while main-floor laundry adds everyday practicality. ~~~ ADDITIONAL HIGHLIGHTS include roof-mounted solar panels, in-floor heating in the home, and an on-demand hot water system. ~~~ The FINISHED BASEMENT provides a spacious family room, bedroom, office and bathroom. ~~~ OUTSIDE, ENJOY the fully fenced yard, rear deck and hot tub. ~~~ IDEALLY LOCATED to parks, walking trails, schools, shopping, 30 Avenue and convenient Highway 2 access.