



**44 Arthur Close
Red Deer, Alberta**

MLS # A2316559



\$375,000

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,123 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: N/A

Welcome to 44 Arthur Close — a move-in ready gem tucked away on a quiet cul-de-sac in the highly sought-after neighbourhood of Aspen Ridge! This beautifully maintained 2-storey half duplex offers a functional and inviting layout perfect for a wide range of buyers. The bright main level features an open-concept kitchen with island seating, a spacious dining area with patio doors leading to the deck, and a sunny living room filled with natural light. Upstairs you will find two generously sized bedrooms, each with its own private ensuite — the primary retreat also boasts a walk-in closet. The fully finished basement adds incredible versatility with a large rec/games room, dedicated laundry, and plenty of extra storage. Step outside to a fully fenced backyard with a generous deck — perfect for summer entertaining. Complete with an attached insulated garage, this home truly has it all. Don't miss your chance to call this Aspen Ridge beauty home!