



GRASSROOTS
REALTY GROUP

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13 Assinger Avenue
Red Deer, Alberta

MLS # A2325762



\$635,067

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,616 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Gazebo and lighting, hot tub

13 Assinger Avenue offers an impressive combination of space, comfort and substantial recent improvements. Built by Avalon, this thoughtfully designed home features laminate and vinyl plank flooring, large windows, an electric fireplace and a soaring cathedral ceiling that creates a bright, open atmosphere. --- The renovated kitchen is both stylish and functional, with bright white cabinetry, quartz countertops, an island, and high-end appliances. It connects easily to the dining area, where a bay window and garden door provide plenty of natural light and convenient access to the backyard. --- Upstairs, the spacious primary bedroom includes a walk-in closet and private four-piece ensuite. Two additional bedrooms and another full bathroom complete this level. --- The lower level offers a generously sized fourth bedroom, an additional full bathroom and a comfortable family or flex room. --- The basement is nearly complete and requires only flooring and baseboards, allowing the new owners to add their own finishing touches. --- The backyard has been transformed into an inviting outdoor retreat with a two-tiered deck, gazebo, premium hot tub and decorative lighting—perfect for relaxing or entertaining. --- Major improvements completed within approximately the past four years include triple-pane windows, shingles, siding, a renovated kitchen, two renovated bathrooms, flooring, stair carpeting, hot water tank, underground irrigation, central air conditioning, two-tiered deck, gazebo, hot tub and outdoor lighting. --- Additional highlights include energy-conscious Avalon construction, an attractive front porch and a 22' x 22' attached garage with room for a full-size truck and another vehicle. --- With four bedrooms, three-and-a-half bathrooms and extensive improvements already completed, this polished and welcoming family home offers

exceptional value and is ready for its next chapter.