



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3 Armstrong Close
Red Deer, Alberta**

MLS # A2326541



\$685,000

Division:	Anders Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, Garage Remotes (3)

Priced more than \$50,000 below appraised value! Check out this 5 bedroom, 2.5 bathroom beautifully renovated home in Anders. One of the main floor bedrooms has been converted to a laundry room but can be converted back to a 5th bedroom if desired. Every corner of this home has been refreshed with new flooring, paint, lighting, plugs & switches, trim and baseboards, fridge, microwave, most windows, new sump pump, furnace, hot water tank and the list goes on. This home was built in 1976 with the addition built in 1981. There are 2 furnaces and 2 hot water tanks. One furnace and one hot water tank are brand new. Enjoy a brand new gas fireplace in the main floor living room. A very large, unique flex space is perfect for movie nights or kids play area. There has been extensive landscaping completed in the park-like yard. RV parking AND room for 4 more vehicles. This home is facing a green space on a quiet close and is adjacent to a huge park, playground and school. You can't beat the location! This is an amazing family home!