



GRASSROOTS
REALTY GROUP

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**49 Abel Close
Red Deer, Alberta**

MLS # A2328925



\$349,900

Division:	Aspen Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 2-STOREY TOWNHOME IN ASPEN RIDGE ~ 2 PRIMARY SUITES ~ FULLY FENCED BACKYARD W/ NO NEIGHBOURS BEHIND ~ NO CONDO FEES ~ Spacious foyer welcomes you to this well cared for home ~ The living room features high ceilings and a large west facing picture window that allows natural light to fill the space ~ the kitchen offers a functional floor plan with plenty of light stained cabinets with contrasting crown moulding, ample counter space including an island with an eating bar, a wall pantry, and opens to the dining space with a large picture window that overlooks the backyard and convenient access to the deck and backyard ~ The deck has a privacy wall and overlooks the backyard ~ 2 piece main floor bathroom ~ The upper level offers two generous size primary suites, both with dual closets and 4 piece ensuites with Jacuzzi tubs ~ The fully finished basement offers a generous size family room, large bedroom, 4 piece bathroom, laundry located in it's own room and space for storage ~ The backyard is fully fenced with back alley access, has a mature tree , shed, fire pit, with no neighbours behind and backing onto mature trees ~ Rear parking pad offers off street parking ~ Located close to multiple schools, parks, playgrounds and walking trails with easy access to the Collicut Centre, multiple shopping plazas with most amenities within short walking distance.