



GRASSROOTS
REALTY GROUP

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250 Addington Drive
Red Deer, Alberta

MLS # A2332207



\$614,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Back L		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Window Blinds & Curtains, 2 Wall Mounts for TVs, Central Vacuum & All Attachments, Play Structure, 2 Sheds, 1 Garage Remote

Open House Saturday, August 1st from 1:00 p.m. - 3:00 p.m. Located in prestigious Anders, this exceptional family home offers the perfect blend of space, style and an enviable location backing onto a park! The open-concept main floor is designed for both everyday living and entertaining, with the kitchen overlooking the dining area and great room, all taking full advantage of the beautiful views of the park and backyard. The spacious kitchen offers an abundance of cabinetry, a corner pantry, large island and gleaming granite countertops. The inviting great room features a cozy gas fireplace, while the dining area provides direct access to the deck, where you can enjoy expansive views of the large backyard and park beyond. A bedroom/office is conveniently located on the main floor near the front entrance, offering flexibility for a home office or guests. Upstairs, you'll find three bedrooms, including a spacious primary retreat complete with a luxurious ensuite featuring dual sinks, a separate soaker tub and walk-in shower. The children's bedrooms are connected by a convenient Jack-and-Jill bathroom, and a large bonus room provides the perfect space for family movie nights, games or relaxing together. The bright, walkout lower level doesn't feel like a basement and offers even more living space, including a spacious family room with direct access to the patio, a fifth bedroom and a full bathroom. Additional features include in-floor heating and central air conditioning for year-round comfort. Ideally located within walking distance to several parks, schools and shopping, this is a home where you can truly enjoy the lifestyle that Anders has to offer. If you're particular about location and looking for a home you'll be proud to welcome family and friends into, this could be the perfect property for you!

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