



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

246 Addington Drive
Red Deer, Alberta

MLS # A2332344



\$699,000

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,502 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Natural Woodwork, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove Dishwasher, Microwave, Washer, Dryer, Shed, Window coverings

Welcome to this stunning 1,500 sq. ft. walkout bungalow in the Aspen Ridge neighborhood. This home has amazing curb appeal with the luxurious vinyl cedar look siding and backs directly onto a beautiful green space. From the moment you step inside, you'll be impressed by the grand foyer and soaring 10-foot ceilings that create an inviting sense of space. The open-concept main floor is designed for both everyday living and entertaining, a spectacular kitchen complete with a massive granite island, Hickory cabinets and plenty of workspace for the home chef. The spacious primary suite provides a peaceful retreat with generous room to relax, with an entrance to the large deck that offers the perfect place to enjoy your morning coffee or unwind in the evening with a cocktail. The main floor has a 2nd bedroom/ den and a main floor laundry for extra convenience. The fully finished walkout basement is ideal for family living and entertaining, offering two oversized bedrooms, a dedicated theatre room, a spacious family room, and patio doors leading directly to the backyard and green space beyond. Whether you're hosting guests, enjoying movie nights, or simply appreciating the beauty of nature from your own backyard, this home delivers an exceptional lifestyle. Located in the highly desirable Aspen Ridge community, close to parks, walking trails, schools, and amenities, this remarkable bungalow is a rare opportunity to own a premium walkout property in one of Red Deer's finest locations.