



GRASSROOTS
REALTY GROUP

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60 Arthur Close
Red Deer, Alberta

MLS # A2335343



\$410,000

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,219 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained walkout half duplex, tucked away on a close in the highly sought-after community of Anders. The bright, open-concept main floor features rich hardwood and tile flooring, creating a warm and inviting living space. The spacious kitchen is finished with granite countertops and provides easy access to a generous deck—perfect for relaxing or entertaining. Upstairs, you'll find two large bedrooms, each with its own private 4-piece ensuite. The primary suite also offers the added luxury of two walk-in closets, providing exceptional storage and convenience. The walkout basement is fully finished and includes a recreation room with direct access to the backyard, along with a 2 piece bathroom w' laundry, and storage space. Outside, enjoy a truly one-of-a-kind, low-maintenance landscaped yard featuring extensive stamped concrete and beautiful stonework. Completing the property are both a fully finished single attached garage and a detached over-sized single garage that is insulated and drywalled, providing excellent parking, storage, or workshop space. Seller confirms the shingles were done in November 2020. This is a rare opportunity to own a unique home in one of Red Deer's most desirable neighbourhoods.