



**GRASSROOTS**  
REALTY GROUP

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**3 Armstrong Close  
Red Deer, Alberta**

**MLS # A2336924**



**\$599,000**

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

|                    |                                                                                                                                                         |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl                                                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding                                                                                                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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) |                   |     |
| <b>Inclusions:</b> | Shed                                                                                                                                                    |                   |     |

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!