



GRASSROOTS
REALTY GROUP

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13 Assinger Avenue
Red Deer, Alberta

MLS # A2339001



\$612,500

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,616 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Gazebo and Lighting		

This stunning family home is located in the sought-after neighborhood of Aspen Ridge. The moment you step inside you'll be impressed by the soaring vaulted ceilings and floor to ceiling windows that provide an abundance of natural light. Pride of ownership is evident throughout this 4 bedroom, 3.5 bath home with 1616 sq.ft. of living space. The appealing open floor plan flows seamlessly from the living room into the kitchen and dining area. Within the generous sized kitchen is a large beautiful island that provides room for the entire family to gather. Laundry is conveniently located on the main floor, next to the 2 pc bath. Upstairs you'll find the primary bedroom that fits a king-size bed plus a walk-in closet and 4 pc private ensuite. Two additional good sized bedrooms located at the opposite end of the hallway, with a 4 pc bath nearby. The upstairs hallway has an open view of the living room below, making it easy to call everyone for dinner. The basement is partially finished, just add your preference of flooring in the family room. There's already a bedroom and 4 pc bathroom, ideal space for a teenager or overnight guests. There's plenty of room to entertain either indoors and outdoors. Check out the covered deck overlooking the fully fenced, landscaped, south facing back yard. The gazebo is included. Additional features include central air conditioning, underground sprinkler system, triple pane windows, new hot water tank, new shingles (2025), aggregate driveway plus a full-sized truck and a second vehicle will fit in the 21 x 24 garage. Avalon thoughtfully built this energy-conscious home that will keep your cost of living affordable for years to come!