



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11 Aldrich Close
Red Deer, Alberta**

MLS # A2344618



\$725,000

Division:	Anders South		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,731 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Heated Garage, Insulated, Off Street, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers		

Heating: High Efficiency, In Floor, Forced Air, Hot Water

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Blinds, Dishwasher, Washer, Dryer, Bar Fridge, Movie Screen, Freezer, Central Vacuum & All Attachments, Garage Remote, Built-in Office Furniture, Shed, Swim Spa, Alarm System (no contract)

Located in one of Anders's most sought-after close locations, this exceptional custom-built Sorrento Homes residence offers a rare combination of quality, space, privacy and functionality. From the moment you arrive, the impressive stucco and rock exterior creates outstanding curb appeal, while the triple heated attached garage provides exceptional parking, storage and convenience. The spacious modified bi-level floor plan is designed for both everyday family living and entertaining. A generous front entry welcomes you into the main level, where soaring vaulted ceilings and an open-concept design create an impressive sense of space. The large kitchen overlooks the dining area and inviting great room, complete with a cozy gas fireplace. One of the home's standout features is the professionally built three-season sunroom by Red Deer Sunroom & Awnings—a wonderful year-round-feeling retreat for relaxing or entertaining while enjoying the outdoors in comfort. The sunroom opens to the expansive backyard, where the absence of rear neighbours creates exceptional privacy and a peaceful setting. A swim spa adds another dimension to this wonderful outdoor space. A beautifully appointed executive office with built-in furnishings provides an ideal work-from-home environment or dedicated organizational space. The thoughtful floor plan also offers a main-floor bedroom and full bathroom, along with convenient laundry located directly off the garage. Up a few stairs, the private primary suite is a true retreat. Spacious enough to comfortably accommodate king-sized furnishings, it features vaulted ceilings, abundant natural light and a luxurious ensuite with a large tiled shower and walk-in closet. The bright lower level features large windows and offers an inviting family/media room, wet bar, full bathroom and an exceptionally spacious third bedroom—ideal for

teenagers, guests or extended family. The home is complemented by extensively updated mechanical systems, including central air conditioning replaced in 2026, hot water on demand replaced in 2025, in-floor heating and a high-efficiency furnace replaced approximately four years ago. Built with quality in mind, the home features styrofoam insulation in the basement and beneath extensive tilework. All hard-surface flooring throughout means no carpet, offering a clean, low-maintenance lifestyle. An exceptional home in an exceptional location, close to schools, parks, shopping and the many amenities that make Anders such a desirable place to call home. This is a truly distinctive property offering space, privacy, quality construction and a floor plan that is anything but ordinary.