



GRASSROOTS
REALTY GROUP

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67 Arnold Close
Red Deer, Alberta

MLS # A2344725



\$459,900

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,619 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL, A/C, WATER SOFTENER

FULLY DEVELOPED 3 BEDROOM, 4 BATHROOM SEMI-DETACHED 2-STOREY ~ LOCATED ON A QUIET CUL-DE-SACE IN ASPEN RIDGE ~ DOUBLE ATTACHED GARAGE W/ELECTRIC HEATER ~ Covered front entry leads to a bright and welcoming foyer ~ Open concept main floor with high ceilings & laminate flooring creates a bright, spacious feel ~ The living room features large windows that fill the space with natural lights, and features a cozy gas fireplace ~ The updated kitchen offers an abundance of white cabinets with crown moulding and under cabinet lighting, stacked stone backsplash, ample counter space, island with a raised eating bar, corner pantry and stainless steel appliances ~ The dining area provides plenty of room to gather and offers sliding patio door access to the deck and backyard ~ 2 piece main floor bathroom with conveniently located laundry ~ Bright staircase leads to the upper level bonus room with more large windows filling the space with natural light ~ The spacious primary bedroom offers ample room for a king-size bed and furniture, with a sliding barn door opening to the 4-piece ensuite complete with a soaker tub, separate walk-in shower and access to the walk-in closet ~ 2 additional bedrooms are both a generous size with ample closet space and share a 4-piece bathroom ~ The fully developed basement offers plenty of additional living space ~ Spacious family room with sconce lighting opens to a versatile flex space with a cheater door to a 3 piece bathroom with a walk-in shower, with ample storage space throughout ~ Notable updates include a rubber asphalt deck and washer (2024), garage door opener and raised toilets (2023) plus a newer fridge ~ Additional features include built-in exterior LED Christmas lights, central air conditioning & a water softener ~ Double attached garage is insulated and finished with

drywall ~ Front driveway offers additional off-street parking ~ The fully fenced backyard offers a low-maintenance xeriscaped setting with a rubber asphalt deck off the dining room, spacious gravelled areas for outdoor enjoyment, and a gazebo creating a comfortable space for relaxing or entertaining ~ Excellent location; steps to East Hill Shopping Plaza with a variety of everyday amenities and shopping, and close to multiple schools, Collicut Centre, parks, playgrounds and walking trails ~ Pride of ownership is evident!