



GRASSROOTS
REALTY GROUP

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**69 Arnold Close
Red Deer, Alberta**

MLS # A2344748



\$429,900

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,591 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, 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, Natural Gas Connected
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 4 BEDROOM (3 up, 1 down), 4 BATHROOM SEMI-DETACHED 2-STOREY ~ LOCATED AT THE END OF A QUIET CUL-DE-SAC IN ASPEN RIDGE ~ DOUBLE ATTACHED GARAGE ~ Established landscaping and the adjacent green belt creates welcoming curb appeal ~ Covered front entry leads to a spacious foyer with ample closet space and a shiplap feature wall ~ Open concept main floor with high ceilings & hardwood flooring creates a bright, spacious feel ~ The bright and airy living room features a gas fireplace and large windows that fill the space with natural light ~ The kitchen offers an abundance of white cabinetry with under cabinet lighting, full tile backsplash, ample counter space, island with a raised eating bar, and a walk-in corner pantry conveniently located next to the mudroom with access to the attached garage ~ The dining space offers plenty of space for entertaining, has a built-in bench and garden door access to the 2-tiered deck and backyard ~ Upper deck with aluminum railings and a lower stone patio overlook the backyard and has views of the treed greenbelt next to the property ~ 2 piece main floor bathroom ~ The upper level bonus room is a generous size with an abundance of windows and durable vinyl plank flooring ~ The spacious primary bedroom offers plenty of room for a king-size bed and additional furniture, along with dual closets and a private ensuite featuring dual vanities and a walk-in shower with tile surround and glass doors ~ 2 bedrooms located on the same level share a 4-piece bathroom ~ The fully developed basement offers excellent additional living space ~ Spacious family room with recessed lighting, adjacent laundry closet and separate storage room ~ 4th bedroom with a large window and ample closet space located across from the 3-piece bathroom ~ The fully fenced and landscaped

backyard sides onto a treed green belt, creating a private outdoor setting ~ 2-tiered deck offers plenty of space to relax and enjoy the outdoors ~ 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 ~ Move in ready!