



GRASSROOTS
REALTY GROUP

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**104 Ackerman Crescent
Red Deer, Alberta**

MLS # A2347660



\$600,000

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	In Floor, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, baby gate, tv wall mounts, bike hooks, shed, small wooden pergola in backyard garden.

A fully developed bungalow in Anders! The curb appeal is accented by the stucco exterior, double garage doors and stamped concrete bordered driveway. The tile front entryway leads you to the open style floorplan that is flooded with natural light through the ceiling sun tunnels. Oak kitchen cabinets are accented by crown mouldings, a large island, a corner pantry, a silgranite sink and stainless steel appliances including a Frigidaire professional oven with induction and air fryer and a microwave with convection. The eating area has patio doors out to the sunroom with Tufdeck vinyl flooring, Sunspace windows and screens that run from the ceiling to the floor! Oak hardwood floors run through the living room, which features a gas fireplace with a tile surround and a mantle. The king sized primary bedroom has laminate flooring, double windows, a fan, a walk in closet and a 4 piece ensuite with tile, a jet tub and a separate shower. There is an additional bedroom, a 4 piece tiled bathroom and main floor laundry that leads out to the heated garage. The basement features a large family/games room, 2 bedrooms with laminate floors and a 4 piece bathroom, all warmed by underfloor heat. The beautifully landscaped backyard has a vinyl fence, various curbed flower beds, underground sprinklers & a lower level patio. The home has A/C. Upgrades include: garage heater (2020), 16x12 covered deck/sunroom that was professionally done with lights and ceiling fan (2021), Blue Grass backyard renovation including regrading the entire yard, resodding, flower bed curbing and retaining wall, new VEKA vinyl fence, stone patio and Roman drain for the eavestroughs (2023), blown in insulation top up to 17" including vent extenders (2023), A/C (2024), shingle replacement and three 14" Velux Sun tunnels (2026). The home has been maintained on the Bear Care Club

preventative maintenance program since 2019. A fantastic location steps away from parks and greenspace.