



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

68 Asmundsen Avenue
Red Deer, Alberta

MLS # A2350681

\$529,900

Division:	Anders South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,352 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Fr		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Rectan		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS, AC, GARAGE DOOR OPENER AND CONTROL

FULLY DEVELOPED 6 BEDROOM, 3 BATHROOM BI-LEVEL IN ANDERS SOUTH ~ HEATED DOUBLE ATTACHED GARAGE ~ CENTRAL AIR CONDITIONING ~ Location, location, location! Welcome to Anders on the Lake, one of Red Deer's most desirable neighbourhoods, where this spacious and affordable six-bedroom home offers an ideal combination of space, comfort and an unbeatable location ~ Great curb appeal with mature landscaping welcomes you to this beautifully maintained home ~ The private front entry leads to a tile foyer with a mirrored closet, high ceilings and convenient access to the heated attached garage ~ Vaulted ceilings create a feeling of spaciousness throughout the main level ~ The generous living room features large windows, sconce lighting, a cozy gas fireplace with a niche above, and a TV/entertainment feature wall ~ The kitchen features bright white cabinets topped with crown molding, tons of granite counter space, full tile backsplash, window above the sink, raised eating bar, huge wall pantry, and upgraded stainless steel appliances including a French-door fridge and gas range ~ The adjacent dining area offers plenty of room for family gatherings and features a large window plus garden door access to the private deck surrounded by trees with enclosed storage below ~ The spacious primary bedroom easily accommodates a king-sized suite, includes a walk-in closet with built-in organizers and a private 4-piece ensuite with a jetted tub ~ Two additional bedrooms are both generously sized with ample closet space, with one offering a charming reading nook ~ 4-piece main bathroom ~ The fully finished basement offers high ceilings, large above-grade windows, in-floor heating and tons of additional living space with THREE additional bedrooms, a 4-piece bathroom, dedicated laundry room with a sink, ample storage space and an L-shaped

family room with a cozy gas fireplace featuring a mantle and tile surround ~ Additional features include central vacuum and automated underground sprinklers ~ The fully fenced backyard is landscaped with mature trees and shrubs offering shade and privacy, has raised garden beds, enclosed storage below the deck, back alley access, and a manageable size with plenty of room for the kids to play ~ Located in desirable Anders South, with paved trails just steps away, a playground just around the corner, schools and shopping all within walking distance ~ Pride of ownership is evident in this well-cared-for home!