

**255 Addington Drive  
Red Deer, Alberta**

**MLS # A2233532**



# \$505,000

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** None

Charming 4-Bedroom Modified Bi-Level in Desirable Red Deer Location on a corner lot! Welcome to 255 Addington Drive, a well maintained 4-bedroom, 3-bathroom modified bi-level home perfect for families or those seeking comfort and convenience. This inviting residence boasts a spacious and functional layout boasting nearly 1400 square feet on the main, complete with modern upgrades and a serene, landscaped treed yard. Step inside to discover a bright and open living space, with open concept kitchen, gas fireplace, 2 large bedrooms and a full bath. featuring a large master suite with a luxurious 3-piece ensuite bath and generous walk-in closet. A huge basement with another full bath, infloor heat, office and another large bedroom. Stay cool year-round with central air conditioning, and enjoy the convenience of a double attached, heated garage for ample parking and storage. The meticulously landscaped backyard, surrounded by mature trees, provides a private oasis for relaxation or entertaining. Perfectly situated, this home is just steps away from parks, schools, and shopping, offering the best of Red Deer living. Don't miss your chance to own this move-in-ready gem in a family-friendly neighborhood!