

25 Adams Close  
Red Deer, Alberta

MLS # A2272861



**\$329,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Anders South  |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,241 sq.ft.  | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Off Street, Parking Pad, Plug-In, RV Access/Parking           |               |                   |
| <b>Lot Size:</b> | 0.05 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Irregular L |               |                   |

|                    |                         |                   |  |
|--------------------|-------------------------|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame      | <b>Zoning:</b>    | R-M  |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |

**Features:** Bathroom Rough-in, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM, 2 BATH 2-STOREY TOWNHOME IN ANDERS SOUTH ~ LOCATED IN A KEY HOLE CLOSE WITH NO NEIGHBOURS BEHIND & TONS OF OFF STREET PARKING ~ A sun filled foyer welcomes you and opens to the spacious living room with 9' ceilings and a large south facing window that overlooks the front yard and allows natural light to fill the space ~ The kitchen offers a functional layout and features warm stained wood cabinets, ample counter space including an island with an eating bar, wall pantry, and opens to the dining room with more large windows that overlook the backyard ~ Rear entry just off the dining room has access to the rear deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and features a walk in closet with dual doors and built in shelving ~ 4 piece bathroom has an oversized vanity, and a tile tub surround ~ The basement has laundry with built in cabinets, a storage area with built in shelving, bathroom plumbing roughed in, with tons of space for a family room and bedroom with future development ~ Central vacuum ~ The backyard is fully fenced, landscaped with mature trees and shrubs and backs on to a green space with mature trees ~ Huge rear parking with back alley access has a plug in and space for multiple vehicles/potential RV parking ~ Located in desirable Anders South with tons of walking trails, a lake, playgrounds, and shopping with easy access to schools and all other amenities.