

**72 Arthur Close
Red Deer, Alberta**

MLS # A2272929



\$330,000

Division:	Aspen Ridge	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,138 sq.ft.	Age: 2004 (22 yrs old)
Beds:	2	Baths: 1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting	

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		
Inclusions:	N/A		

BUY LOCAL, buy Alberta, buy Red Deer. Aspen Ridge is a wonderful subdivision on the south east side of the city. This two story, semi detached half duplex has benefit after benefit for a wide range of potential owners. Currently rented on a month to month bases if you are looking to stash your money in Alberta real estate. Ideal property to start your investment portfolio, or add to your existing real estate portfolio. Hot action always on these types of homes in this particular Close. This duplex is fully developed and attached 10'x20' garage is wired, insulated, drywalled and taped for the next owner. Walk out basement has lower deck with gas line for barbecue and, an upper deck, both facing the west for the sunset sightings. Perfect placement of this home so you can enjoy the west facing, fenced backyard from either the upper 10'X8' deck or the 10'x20' lower deck. This quality build from 2004 with two huge bedrooms on the upper level, each having its own 4 piece bath plus a 2 piece bath on the main floor deserves attention, a polish, maybe some paint, maybe some upgrading, then some paint. Vinyl windows have held up well, very well. Some times you can find a great price on real estate. Sometimes you can find a great chunk of real estate well, this Aspen Ridge, 2 story 1/2 duplex is both.