

**32, 73 Addington Drive  
Red Deer, Alberta**

**MLS # A2276416**



# \$330,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Aspen Ridge                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                            |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,218 sq.ft.                                     | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.02 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Low Maintenance Landscape |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 410 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-M    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood Fan, All Window Coverings, AC, 2 TV Mounts, Washer/Dryer (1 unit), Deep Freeze, 1 Garage Door Opener

Welcome to this beautiful fully developed townhouse in the sought after neighbourhood of Aspen Ridge with a DOUBLE attached garage! This well maintained property is fantastic for first time home buyers or investors as it offers two primary suites both equipped with walk-in closets and ensuites. The main floor is very spacious and features lovely hardwood floors, large windows and access to the fenced low maintenance yard. The kitchen offers plenty of cabinet and counter space as well as tile backsplash. Ample living space with the basement fully finished offering a large flex space and family room. This home features upgraded carpet and a newer washer/dryer combo and has Central A/C as an added bonus! The attached garage is finished with drywall and paint. Enjoy the easy living lifestyle with snow removal/yard care taken care of for you! This home is completely move-in ready and is a pleasure to view all while being in such a convenient location close to all major amenities.