

24 Argent Close
Red Deer, Alberta

MLS # A2279356



\$425,000

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|------------------|---|-------------------------------|
| Division: | Anders South | |
| Type: | Residential/Duplex | |
| Style: | 2 Storey, Attached-Side by Side | |
| Size: | 1,440 sq.ft. | Age: 2004 (22 yrs old) |
| Beds: | 3 | Baths: 3 full / 1 half |
| Garage: | Double Garage Attached | |
| Lot Size: | 0.08 Acre | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Rectangular Lot | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-D |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Wet Bar | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Attached Shelving, Central AC, Garage Opener, and Controls (2), Central Vac & Attachments, Living Room TV, Garage Heater

Absolutely stunning fully developed half duplex in a FANTASTIC location with an oversized heated garage. You are welcomed into the home by beautiful hardwood floors and an open concept design. The spacious living room is accompanied by large windows allowing for an abundance of natural light. The functional kitchen offers tons of counter and cupboard space with a corner pantry and raised eating bar great for entertaining guests. From the dining room you can access the fully fenced West facing backyard. Off of the 23x23 heated garage you will find the main floor laundry as an added convenience. Upstairs is home to two oversized bedrooms including the primary suite with double closets and a 3pc ensuite. The developed basement provides you with another family room accompanied by a wet bar, a third bedroom and a 4pc bathroom. Nice storage space in the basement. Extra's include Central A/C, shingles (replaced 2 yrs ago), HWT replaced in 2019, R/I in-floor heat and more. This traditional yet sophisticated property shines and is located close to some of Red Deer's most sought after amenities ~ immediate possession is available.