

24 Addinell Avenue
Red Deer, Alberta

MLS # A2218652



\$475,000

Division:	Anders Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,809 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & 1 Control, Central A/C

Beautifully Updated 4 Level Split In The Heart Of Anders ~ This lovingly cared for and updated home offers a functional design, large windows allowing for natural light and a gorgeous West facing backyard. The first floor features a bright living room with charming hardwood floors open to the dining space perfect for family gatherings. The kitchen is a showstopper just renovated in 2024 offering upgraded stainless steel appliances, all new cabinets, quartz countertops and beautiful tile backsplash. The main floor has also been updated offering beautiful oak vinyl plank, two bedrooms, space for an incredible mud room or flex space, laundry and a stunning 3pc bathroom with a custom tile shower. The top floor is the ideal family layout with three wonderful size bedrooms including the primary suite with a large walk-in closet and refreshed 2pc ensuite. The basement provides you with the perfect media space or kids play room as well as incredible storage space. Additional features and upgrades include vinyl windows, Central A/C, upgraded furnace, shingles, painted exterior & new siding and so much more. Super size single with two garage doors and front driveway offers storage as well as coverage for those Winter months. The oversized backyard will leave you impressed with an oversized deck, newer fence and room for an additional garage if that is on your wish list! No neighbours in front ~ a wonderful elementary school (St. Elizabeth Seton), park, pickle ball court, outdoor rink and green space just steps away! A wonderful family home awaits new ownership!