

**166 Asmundsen Avenue**  
**Red Deer, Alberta****MLS # A2229680****\$665,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,972 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed, Chest Freezer in Garage, HRV, TV Mount, Entertainment Unit in Basement, Tree Fort

This beautifully updated 2-storey home with a bonus room is tucked away on a quiet crescent in one of Red Deer's most sought-after neighborhoods. Set on a pie-shaped lot, the professionally landscaped yard offers mature trees, a spacious deck, and extra parking for guests &ndash; perfect for both relaxing and entertaining. Step inside to a bright, open-concept main floor featuring granite countertops, a stylish tile backsplash, updated lighting, and no carpet&mdash;only tile and high-end Fuzion laminate flooring (waterproof/swell protection, pet friendly, won't fade or stain and is covered under a 25 year warranty from time of purchase) throughout. The living area boasts a cozy updated gas fireplace, and the kitchen flows seamlessly to the back deck for convenient outdoor dining. A refreshed 2-piece powder room with added storage, laundry could potentially be added here, completes the main floor. Upstairs, enjoy a spacious bonus room, a beautiful primary suite with spa-inspired ensuite and walk-in closet, two additional bedrooms (each with walk-in closets), and an updated guest bath. The fully finished basement impresses with a built-in wet bar, a modern full bathroom, a bedroom with built-in shelving, and a custom dog wash station. Practical upgrades include custom Hunter Douglas blinds, a new A/C unit (2022), hot water heater (2021), furnace (2010), and triple-pane windows with a 24-year transferable warranty. Additional highlights: HRV system, water softener, garage heater (2020), lifetime exterior LED lighting, updated garage attic insulation, regularly maintained ducts and vents and a gas line for the bbq. Appliances are newer: dishwasher (6 months), microwave (2 years), and stove (3 years). The garage includes storage shelving, and new front and back doors add curb appeal and security. This move-in ready home combines function, comfort, and

style in a premier location. Don't miss your chance to own this exceptional property! (The fence and back deck will be repainted as soon as weather permits)