

**166 Asmundsen Avenue
Red Deer, Alberta****MLS # A2241037****\$655,000**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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 EXCEPTIONALLY WELL-BUILT PROPERTY HAS BEEN COMPLETELY REDONE-OFFERING ALL THE MODERN FINISHES AND FEATURES OF A NEW BUILD, WITHOUT SACRIFICING THE QUALITY AND CHARACTER OF AN ESTABLISHED HOME. Nestled on a quiet close, the pie-shaped lot is professionally landscaped with mature trees, a spacious deck for entertaining and even RV parking. A rare find that truly has it all-style, space, location and value. Step inside to a bright, open-concept main floor featuring granite countertops, a stylish tile backsplash, updated lighting, and no carpet—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! (There is a small RV gate in the back yard, if you have a large RV the gate could be expanded and the tree removed. The fence will be repainted as soon as weather permits)