

**166 Asmundsen Avenue  
Red Deer, Alberta**

**MLS # A2241037**



**\$653,000**

<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 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.)