

**42 Adamson Avenue
Red Deer, Alberta**

MLS # A2248023



\$369,000

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,185 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Control, Blinds, Curtain Rods, Gazebo & Curtains, 4 Garden Boxed, Shed

Step into comfort and convenience in Aspen Ridge! This well-maintained 2-storey half duplex offers three bedrooms, three bathrooms and a bright, functional layout perfect for families, professionals, or investors. The inviting main floor has laminate flooring throughout. An excellent use of space with the living room offering large west exposed windows with a gas fireplace, dining area and large kitchen with white cabinets, center island with eating bar and corner pantry. Sliding patio doors lead to a sprawling west facing deck and an impressive fully fenced and landscaped backyard. Upstairs, the primary bedroom has double closets and enough room for a king sized bed. Two additional bedrooms and the four piece bathroom complete the upper level. The finished basement provides a family room, three piece bathroom and storage space which includes the laundry/utility area. Single attached garage adds convenience for your vehicle year-round. Other updates include: furnace motherboard (January 2025), roof maintenance (Nov 2024), new dryer (2024), upstairs bathroom tub drain and toilet (2024), and hot water tank (Aug 2024). Located close to schools, parks, shopping, this is a fantastic opportunity to be in a family friendly neighborhood!