

24 Amlee Close
Red Deer, Alberta**MLS # A2248399****\$419,000**

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,226 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: appliances and Blinds (As is), existing shelves and Tv Wall bracket in home

Welcome to 24 Amlee Close, a spacious and inviting 3 bedroom, 2 bathroom townhouse, perfectly situated near the end of a quiet, family-friendly cul-de-sac. Step inside to find an open concept main floor. The kitchen features classic maple cabinets, a raised breakfast bar, and plenty of counter space and is open to the dining area and living room, making this a great space to entertain your friends or spend time with family. There are an abundance of large windows throughout the home that let the natural sunlight soar through. The gas fireplace adds a cozy element during the winter months. Downstairs, the fully finished basement offers a spacious recreation room that can easily serve as a family room, games room, home gym, or office—endless possibilities to suit your lifestyle. Upstairs, you'll find three well appointed bedrooms, including a generous primary suite and two additional rooms ideal for family, guests, or home office use. Two full bathrooms provide convenience and flexibility for busy households. Outside, enjoy your private backyard oasis complete with mature trees including (Check out the high producing apple tree!) and a cozy fire pit. Additional features include a double car garage, ample storage throughout, and a location that's hard to beat—just minutes from excellent schools, shopping, parks, and scenic walking trails. Whether you're starting a family, downsizing, or looking for your next investment, this home offers incredible value in a sought-after neighborhood. Don't miss your chance to make this wonderful property your own!