

116 Arthur Close
Red Deer, Alberta

MLS # A2191512



\$374,900

Division:	Aspen Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,170 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Pantry		

Inclusions: n/a

This bright, spacious two storey half duplex townhome in Aspen Ridge with attached garage, conveniently located near shopping, transit, schools, and parks. The main floor is an open, light-filled layout features open kitchen with ample Oak cabinets, kick sweep in the kitchen island, raised eating bar and overlooking the deck off the kitchen. A half bath is conveniently located off the kitchen where there is also direct access to the deck. Upstairs, you'll find 3 spacious bedrooms and a shared 4-piece bath offering plenty of room for family or guests. The basement is professionally developed with a large family room and laundry room. The fully-fenced backyard is perfect for pets, play, or gardening, offering privacy and security for your outdoor space. NEW Roof on the property in June.