

30 Abraham Close Red Deer, Alberta

MLS # A2167142



\$589,500

Division:	Anders South		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,380 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped, P		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Fridge, Gas Range, Hood-fan, Wall Oven, Microwave, Dishwasher, Window Coverings, Washer & Dryer, Garage Door Opener & Remote X1		

Here's a fully finished home with almost 2500sqft of living space in the desirable Anders South neighbourhood. This house has everything your family is looking for with 5 bedrooms (3 up), 3 bathrooms, & TWO GARAGES (22X20' Attached, 31X13' Detached)! As you drive up, you'll admire the peaceful & tidy community surrounding this wonderful home. Great curb appeal, mature landscaping, a large fully fenced yard with RV parking, & situated on a pie shaped lot. Freshly cleaned carpets, hardwood & tile line the floors. Don't worry, there's in-floor heat in the basement & the garage! The kitchen & dining area boast a bright set of patio doors welcoming you into a beautiful backyard with a very private patio; a great place for entertaining family & friends. The kitchen features granite countertops, tile backsplash, gas range, wall oven, pull up kitchen island, & stainless appliance package including dishwasher. Vaulted ceilings & chair rail mouldings give an elegant touch to this home! The upper floor is complete with three large bedrooms, including master with 5pc ENSUITE (with dual vanity) & a flashy built in wardrobe that spans the entire room. Yes, there's a separate 4pc bathroom with a tub for the kids. Downstairs you'll find two more bedrooms, large second living room with another gas fireplace (currently converted to electric) surrounded with wood craft mantle & built in shelving. The raised foundation provides large windows, making it feel welcoming & bright in every room. Don't miss the generous laundry/utility room with a sink & understairs storage area for all your Christmas decorations. The extra large, detached garage is roughed in for in-floor heat & would be a great spot for tinkering, woodworking, or even watching the game! This original owner home sits just two blocks from the

lake & within a 2min walk to multiple greenspaces, so plenty of parks & things to do for the family! Additional features include: Air Conditioning, Heat Film on the larger south facing windows, Water Softener, new Hot Water Tank in 2022, Apartex Deck Coating, natural gas line for the BBQ, Stucco Siding, large under-deck storage area for the mower & yard tools, Dog Run & a Greenhouse for those with a passion for gardening. Anders is one of the most sought-after communities & for good reason. Come see for yourself what this mature neighborhood & home has to offer!