

# \$374,900 - 116 Arthur Close, Red Deer

MLS® #A2191512

## \$374,900

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.07 Acres

Aspen Ridge, Red Deer, Alberta

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.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2191512  |
| Price          | \$374,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,170     |
| Acres          | 0.07      |



|            |                   |
|------------|-------------------|
| Year Built | 2003              |
| Type       | Residential       |
| Sub-Type   | Semi Detached     |
| Style      | 2 Storey, Up/Down |
| Status     | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 116 Arthur Close |
| Subdivision | Aspen Ridge      |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4R 3M5          |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 2                                  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Pantry            |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 67               |
| Zoning         | R2               |

### **Listing Details**

Listing Office

The Property Shop Inc.

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