

# \$549,900 - 49, 173 Austin Drive, Red Deer

MLS® #A2248169

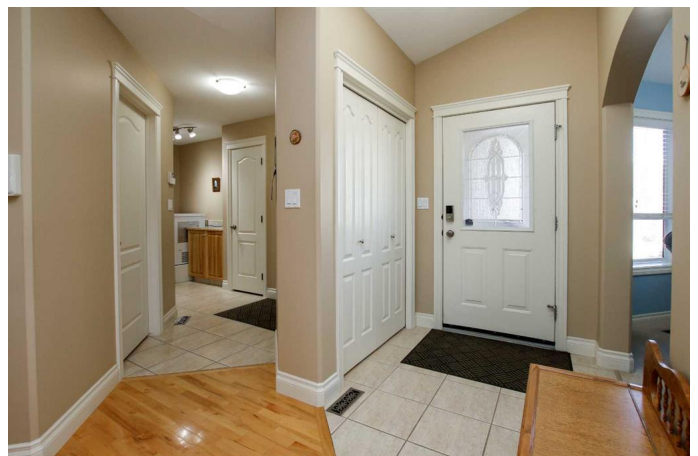
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.09 Acres

Anders South, Red Deer, Alberta

GATED ADULT COMMUNITY IN ANDERS SOUTH ~ FULLY DEVELOPED 3 BEDROOM + DEN, 3 BATHROOM BUNGALOW ~ BACKING ONTO A WALKING TRAIL, POND & FOUNTAIN ~ DOUBLE ATTACHED HEATED GARAGE ~ Beautifully landscaped front yard complemented by a stucco exterior offer eye catching curb appeal to this well cared for home loaded with upgrades ~ A sun filled foyer welcomes you ~ Den with floor to ceiling bay windows that overlook the front yard and allow for plenty of natural light ~ Open concept main living space is complemented by hardwood floors and soaring vaulted ceilings ~ The kitchen comes well equipped with an abundance of maple cabinetry accented with crown moulding and large storage drawers, ample counter space, full tile backsplash, Whirlpool appliances, walk in corner pantry and an eating bar ~ Easily host gatherings in the dining room with garden door access to the partially covered deck with a BBQ gas line and views of the pond and fountains ~ The living room has more large windows, built in speakers, recessed lighting and is centred by a cozy gas fireplace ~ The primary bedroom can easily accommodate king size furniture with room to spare, and has a spa like ensuite with a soaker tub, walk in shower, oversized vanity and access to the large walk in closet ~ 4 piece main bathroom ~ Conveniently located main floor laundry just off the mud room with garage access has a folding counter and a deep freeze ~ The fully



finished basement with operational in floor heating offers tons of additional space including a huge family room with built in cabinetry and a fireplace, 2 large bedrooms, a 4 piece bathroom, tons of storage and a spacious utility room ~ Other great features include; Central air conditioning, central vacuum, wired for sound ~ 22' L x 21'W double attached garage is insulated, finished with painted drywall, and has built in shelving ~ Low maintenance living in a well kept 40+ Adult community, monthly condo fee is \$200.00 and includes exterior maintenance, exterior insurance, snow removal ~ This well cared for unit backs onto mature trees with views of the pond with a serene fountain and lighted walking trails, with easy access to all amenities ~ Pride of ownership is evident!

Built in 2002

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2248169               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,215                  |
| Acres          | 0.09                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 49, 173 Austin Drive |
| Subdivision | Anders South         |
| City        | Red Deer             |
| County      | Red Deer             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4R 3J3 |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens                                                                                                                        |
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                             |
| Parking Spaces | 4                                                                                                                                        |
| Parking        | Additional Parking, Double Garage Attached, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                                                        |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings      |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                    |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Mantle, See Remarks                                                                                                                |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Yard                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Beach |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Stucco, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 31                |
| Zoning         | R-M               |

### Listing Details

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