

# **\$400,000 - 327 Addington Drive, Red Deer**

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MLS® #A2253030

**\$400,000**

3 Bedroom, 4.00 Bathroom, 1,266 sqft

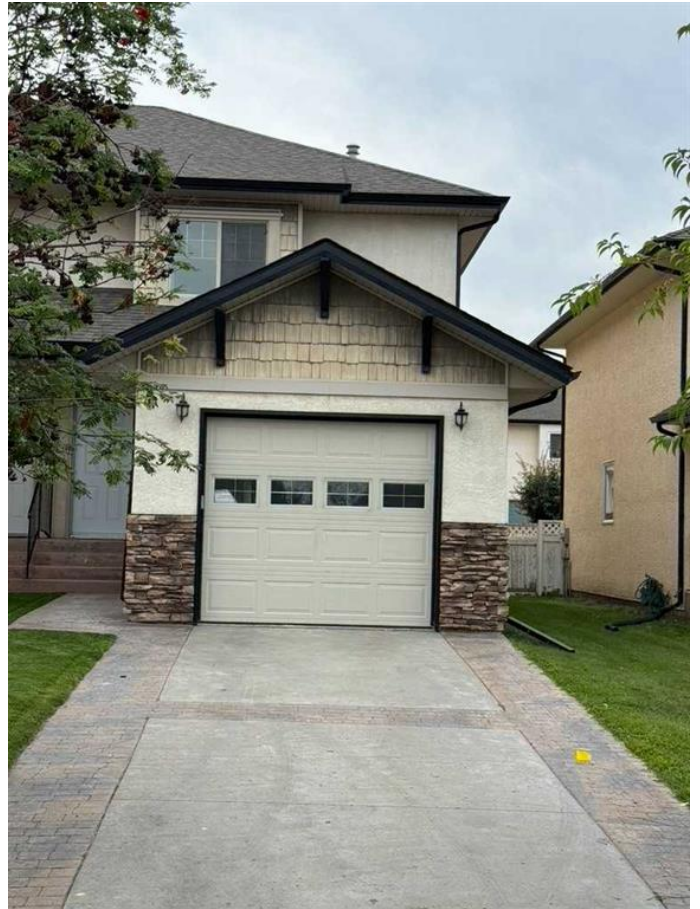
Residential on 0.01 Acres

Anders South, Red Deer, Alberta

Fabulous location in ANDERS, across from a park and on a bus route, this property has it all! Fully RENOVATED TOP TO BOTTOM, this townhouse is ready for its new owners with 3 large bedrooms that all accommodate King sized beds and 3.5 baths! Featuring the desirable layout of DOUBLE PRIMARY bedrooms with ensuite 4 piece baths on the upper level, main floor open concept with kitchen with quartz countertops, and WALK IN PANTRY, living room with GAS FIREPLACE and mantel and dining room, 1/2 bath with laundry area, and a fully developed basement with 3 piece bathroom, 3rd bedroom, and rec room. The yard is fully fenced, with a large deck. Single attached garage with shelving and built in vac. Vinyl flooring throughout. TONS OF POTLIGHTS throughout the home. The unit renovated back to the studs, and replaced including the following: WINDOWS, BATHROOMS (both 4 piece baths and main floor 1/2 bath), ELECTRICAL, PLUMBING, TRIM, DOORS, PAINT, FLOORING, AND ASPHALT SHINGLES - completely permitted and inspected by the City, and all renovations completed by a local home builder. Hot water tank is 18 months old and original furnace has been recently serviced and cleaned. MOVE IN READY.

Built in 2002

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2253030      |
| Price          | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,266         |
| Acres          | 0.01          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 327 Addington Drive |
| Subdivision | Anders South        |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4R 3H7             |

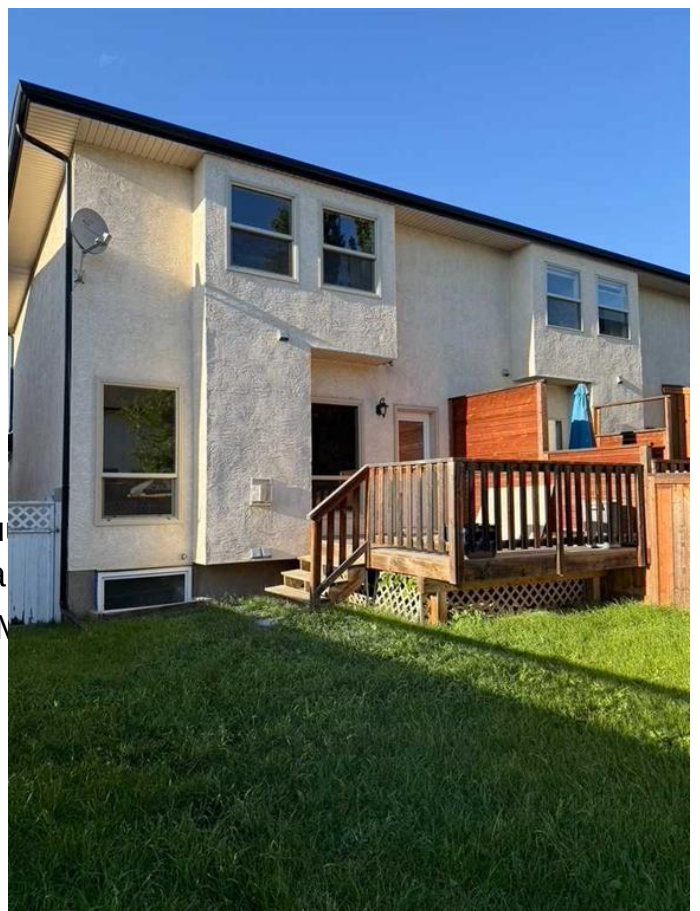
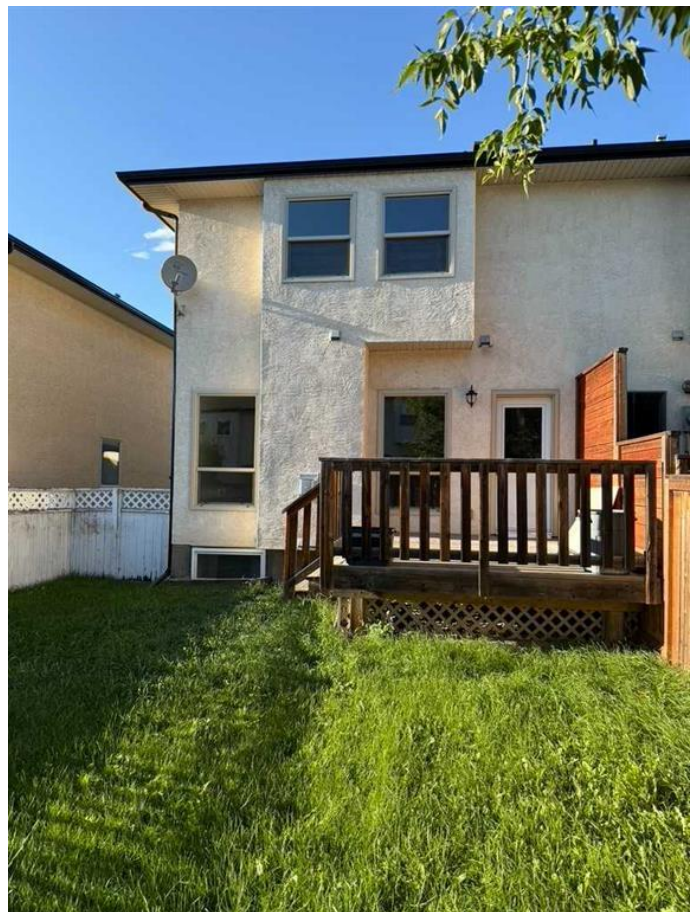
### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Quartz Countertops |
| Appliances        | Dishwasher, Electric Stove, Microwave                                      |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior



|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, City Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco                                            |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 8                   |
| Zoning         | R2                  |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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