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34 Assinger Avenue
Red Deer, Alberta

MLS # A2225332



\$569,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,335 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, stove, b/i dishwasher, b/i microwave, washer and dryer, central vac and attachments, garage door opener, window coverings, garden shed, security system (no contract), pool table with accessories.

Welcome to this immaculate, one-owner home nestled in the Aspen Ridge where you'll be greeted by mature landscaping and elegant stone accents. Step inside to an inviting open foyer featuring a trayed ceiling and seamless sightlines throughout the spacious main floor living area. Adjacent to the foyer, a bright office offers morning light streaming through the east-facing front window, making it the perfect workspace. Gorgeous hardwood floors flow through the main living area, enhancing the home's warmth and character. The kitchen is a chef's delight, boasting oak cabinetry, a functional island, pantry, and a built-in dining hutch for added convenience. The raised ceiling in the living room adds an airy feel, providing a subtle division from the kitchen and dining areas. Here, you can cozy up by the gas fireplace or step out onto the west-facing covered deck, where you can take in the breathtaking views of the extensively landscaped, treed yard—a true oasis for outdoor enthusiasts and a fantastic space for gatherings. Just off the living room, you'll find the primary bedroom, complete with a spacious walk-in closet and a luxurious 4-piece ensuite featuring a soaker tub and separate shower. Tucked away down the hallway from the foyer is a 4-piece bath and main floor laundry room. The double-car attached garage is equipped with radiant heat, 220 power, and a floor drain for easy maintenance. Venture downstairs to discover large windows that flood the space with natural light, creating a welcoming atmosphere. This level features two separate living zones, offering versatile options to create a fourth bedroom or maintain distinct areas for entertaining, crafts, or children's playroom. Adjacent to the pool room is a 4-piece bath, two bedrooms, and a "bonus room" that could serve as a craft space or extra storage. Outside, enjoy the warm summer

evenings beneath the covered deck, while the beautifully landscaped yard invites you to relax and unwind amidst nature. Recent updates include new shingles (2021). There is a poured cement pad under the deck for additional storage. This home truly offers a perfect blend of comfort, style, and outdoor beauty.