

# \$359,000 - 301 Addington Drive, Red Deer

MLS® #A2244280

**\$359,000**

3 Bedroom, 4.00 Bathroom, 1,352 sqft

Residential on 0.07 Acres

Anders South, Red Deer, Alberta

WELCOME home to this fully finished 2-storey end-unit townhouse in the sought-after community of Anders " with NO condo fees! This bright and spacious home offers an open-concept main floor featuring a generous kitchen with plenty of counter space, tiled floors and backsplash, black appliances, pantry and a large window over the sink. The living room includes surround sound and a cozy gas fireplace framed by large windows, while the dining area leads to a sunny south-facing backyard with a deck. Upstairs you'll find 3 bedrooms, including a spacious primary bedroom with a 4-piece ensuite and dual closets. The basement is fully developed with a comfortable family room, built-in entertainment unit, speakers, a half bath combined with laundry, storage room, cold room, and extra space for a desk or games area. There is also in-floor operational heat in the basement with it's own separate HWT and thermostat. This home is located down the street from a large green space with a soccer field, baseball diamond and a playground. Close to amenities in East Hill Shopping Centre, and ideal bus stops close by. A solid home that just needs a refresh for someone looking to personalize their space!

Built in 2002

## Essential Information

MLS® #

A2244280



|                |               |
|----------------|---------------|
| Price          | \$359,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,352         |
| Acres          | 0.07          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 Addington Drive |
| Subdivision | Anders South        |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4R3H7              |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                            |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached |
| # of Garages   | 1                                                                                            |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Storage |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer            |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Stucco                                           |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 7               |
| Zoning         | R-M             |

**Listing Details**

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

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