

# \$317,500 - 46, 73 Addington Drive, Red Deer

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MLS® #A2233641

**\$317,500**

2 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.00 Acres

Aspen Ridge, Red Deer, Alberta

Welcome to this beautifully maintained townhouse located in the sought-after Aspen Ridge subdivision of Red Deer. This charming home offers the perfect blend of style, functionality, and comfort. With two spacious primary bedrooms upstairs, each featuring its own ensuite, this layout is ideal for small families, roommates, or guests who love their own space.

The main floor boasts an open-concept design with a bright and airy living area, a modern kitchen, and a convenient half-bath. Step out back to your gorgeous private yard—a rare find—perfect for quiet mornings with coffee or evening BBQs.

The basement is partially finished and features a versatile completed room, currently used as a craft room, offering endless potential for hobbies, a home office, or an extra guest space. Plus, enjoy the convenience of a single attached garage, keeping your vehicle warm and dry year-round.

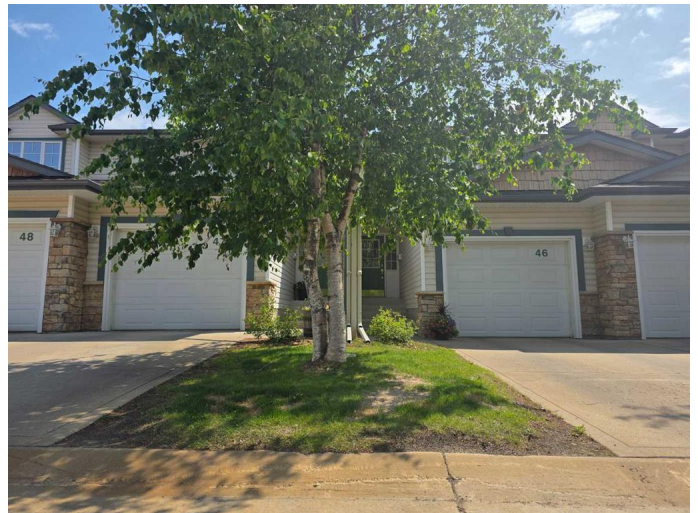
This home combines comfort and convenience in one of Red Deer's most desirable neighborhoods.

Built in 2001

## Essential Information

MLS® #

A2233641



|                |               |
|----------------|---------------|
| Price          | \$317,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,273         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 46, 73 Addington Drive |
| Subdivision | Aspen Ridge            |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | T4R 2Z6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 1               |
| Zoning         | R2              |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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