

# \$349,900 - 16 Arthur Close, Red Deer

MLS® #A2221290

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.07 Acres

Aspen Ridge, Red Deer, Alberta

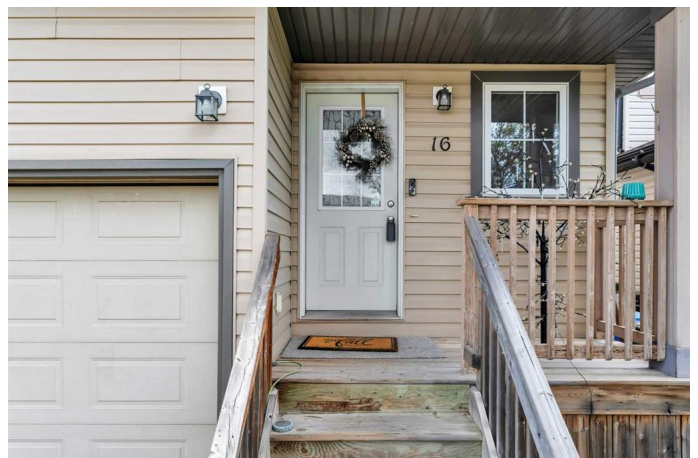
Welcome to this charming half duplex in the highly desirable community of Aspen Ridge in South Red Deer! Featuring 3 spacious bedrooms and 1.5 bathrooms, this property offers excellent value with no condo fees and modern finishes throughout. Step inside to discover newer vinyl plank flooring and carpet, enhancing the warm, inviting feel of the home. The open-concept main floor boasts a bright living area and a well-designed kitchen complete with a center island and corner pantry—ideal for cooking and entertaining. The adjoining dining area provides direct access to the back deck, making indoor-outdoor living a breeze. Enjoy the convenience of a single attached garage, fully insulated and drywalled, plus large windows that let in tons of natural light throughout the home. Situated on a generously sized lot with back alley access. The unfinished basement is a blank canvas, ready for your vision—whether it's a family room, additional bedrooms, or a home gym. Located in a family-friendly neighborhood close to parks, schools, and shopping, this home blends comfort, style, and opportunity. Whether you're a first-time buyer, investor, or downsizing, this home is a fantastic find!

Built in 2004

## Essential Information

MLS® #

A2221290



Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,234
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	16 Arthur Close
Subdivision	Aspen Ridge
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 3M5

### Amenities

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

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	9
Zoning	R1A

**Listing Details**

Listing Office	Greater Property Group
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