

# \$635,000 - 44, 173 Austin Drive, Red Deer

MLS® #A2256328

## \$635,000

2 Bedroom, 4.00 Bathroom, 1,527 sqft

Residential on 0.12 Acres

Anders South, Red Deer, Alberta

Executive adult living in a beautiful gated community in south Red Deer. You'll feel at home the moment you walk in the door of this 1500 sq ft bungalow. Open concept floorplan. Striking living room with towering ceilings, gas fireplace & hardwood floors. Large kitchen with tons of prep space, corner pantry & granite countertops. Dining area is perfect to host family & friends. Good size master bedroom with loads of windows, walk in closet & 4pc ensuite. Main floor den is perfect for home office or music room. MAIN FLOOR LAUNDRY! Basement is FULLY FINISHED with 2 large bedrooms, 2 bathrooms, huge rec room & wet bar. Double attached insulated garage keeps the car warm year round! Features include IN-FLOOR heat, Central A/C, underground sprinkler, and more!. Well managed complex with great sense of community! Easy access to shopping, transit & great trails too!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256328  |
| Price          | \$635,000 |
| Bedrooms       | 2         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,527     |



|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2006        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44, 173 Austin Drive |
| Subdivision | Anders South         |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4R 3J3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Refrigerator, Washer                                            |
| Heating           | Forced Air                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                              |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                         |
| Lot Description   | Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Lawn, Level, Paved, Rectangular Lot, Underground Sprinklers |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 19                   |
| Zoning         | R-M                  |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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