

# \$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, Rectangular Lot, Underground Sprinklers, Paved

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 16th, 2025
Zoning	R-M

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton)
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