

\$549,900 - 49, 173 Austin Drive, Red Deer

MLS® #A2248169

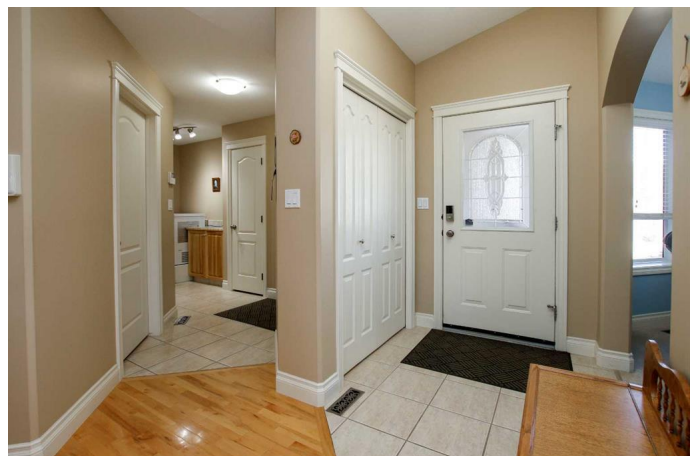
\$549,900

3 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.09 Acres

Anders South, Red Deer, Alberta

GATED ADULT COMMUNITY IN ANDERS SOUTH ~ FULLY DEVELOPED 3 BEDROOM + DEN, 3 BATHROOM BUNGALOW ~ BACKING ONTO A WALKING TRAIL, POND & FOUNTAIN ~ DOUBLE ATTACHED HEATED GARAGE ~ Beautifully landscaped front yard complemented by a stucco exterior offer eye catching curb appeal to this well cared for home loaded with upgrades ~ A sun filled foyer welcomes you ~ Den with floor to ceiling bay windows that overlook the front yard and allow for plenty of natural light ~ Open concept main living space is complemented by hardwood floors and soaring vaulted ceilings ~ The kitchen comes well equipped with an abundance of maple cabinetry accented with crown moulding and large storage drawers, ample counter space, full tile backsplash, Whirlpool appliances, walk in corner pantry and an eating bar ~ Easily host gatherings in the dining room with garden door access to the partially covered deck with a BBQ gas line and views of the pond and fountains ~ The living room has more large windows, built in speakers, recessed lighting and is centred by a cozy gas fireplace ~ The primary bedroom can easily accommodate king size furniture with room to spare, and has a spa like ensuite with a soaker tub, walk in shower, oversized vanity and access to the large walk in closet ~ 4 piece main bathroom ~ Conveniently located main floor laundry just off the mud room with garage access has a folding counter and a deep freeze ~ The fully



finished basement with operational in floor heating offers tons of additional space including a huge family room with built in cabinetry and a fireplace, 2 large bedrooms, a 4 piece bathroom, tons of storage and a spacious utility room ~ Other great features include; Central air conditioning, central vacuum, wired for sound ~ 22' L x 21'W double attached garage is insulated, finished with painted drywall, and has built in shelving ~ Low maintenance living in a well kept 40+ Adult community, monthly condo fee is \$200.00 and includes exterior maintenance, exterior insurance, snow removal ~ This well cared for unit backs onto mature trees with views of the pond with a serene fountain and lighted walking trails, with easy access to all amenities ~ Pride of ownership is evident!

Built in 2002

Essential Information

MLS® #	A2248169
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,215
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	49, 173 Austin Drive
Subdivision	Anders South
City	Red Deer
County	Red Deer

Province	Alberta
Postal Code	T4R 3J3

Amenities

Amenities	Community Gardens
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Beach
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	41
Zoning	R-M

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.