

**41795 ALDEN Drive, Clinton Twp 48038-2106**

MLS#: **20221057760**  
 County: **Macomb**  
 Status: **Active**

Area: **03111 - Clinton Twp**  
 School D: **Chippewa Valley**

Trans Type: **Sale**

LP: **\$399,900**  
 OLP: **\$425,000**



Location Information

Prop Type: **Residential**  
 Township: **Clinton Twp**  
 Mailing City: **Clinton Township**  
 Side of Street: **N of CANAL Rd/ E of Garfield Rd**  
 Location: **North off of Canal Rd onto Alden**  
 Directions:

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim:

Lot Information

Acreage: **0.2**  
 Lot Dim: **70.00 x 125.00**  
 Rd Front Ft: **70**

Square Footage

Est Fin Abv Gr: **2,682**  
 Est Fin Lower: **1,400**  
 Est Tot Lower: **1,764**  
 Est Tot Finished: **4,082**

Layout

Rooms: **10**  
 Beds: **4**  
 Baths: **2.1**

Arch Style: **Colonial**  
 Arch Level: **2 Story**

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 Water Front Feet:

General Information

Year Built: **1989**  
 Year Remod: **2009**  
 Possession: **At Close**

Recent CH: **11/14/2022 : DOWN : \$415,000->\$399,900**

Features

Pets Allowed:  
 Foundation: **Basement**  
 Basement: **Finished**  
 Exterior Feat: **Awning/Overhang(s)**  
 Exterior: **Brick**  
 Porch Type: **Porch - Covered, Deck, Porch**  
 Appliances: **Built-In Gas Range, Dishwasher, Disposal, Dryer, Exhaust Fan, Free-Standing Refrigerator, Microwave, Washer**  
 Interior Feat: **Humidifier**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel:  
 Water Source: **Public (Municipal)**

Entry Location: **Ground Level**  
 Fndtn Mtrls: **Poured**

Construct Feat:  
 Roof Mtrls:  
 Cooling: **Paved**  
 Road Frontage: **Public Sewer (Sewer-Sanitary)**  
 Sewer:

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second			Bath - Lav	First/Entry		
Bath - Primary	First/Entry			Bedroom	Second	11 x 13	Carpet
Bedroom	Second	13 x 14	Carpet	Bedroom	Second	11 x 13	Carpet
Bedroom - Primary	First/Entry	13 x 15	Wood	Dining Room	First/Entry	11 x 12	Carpet
Great Room	First/Entry	16 x 19	Carpet	Kitchen	First/Entry	10 x 24	Ceramic
Laundry Area/Room	First/Entry	6 x 10	Ceramic	Library (Study)	First/Entry	13 x 14	Carpet
Loft	Second	9 x 10	Carpet				

Legal/Tax/Financial

Property ID: **1108327015**  
 Ownership: **Standard (Private)**  
 Tax Summer: **\$4,002**  
 SEV: **171,100.00**  
 Legal Desc: **50-11-08-327-015 D 29 89 SUB ALDEN SQUARE SUBDIVISION LOT 29**  
 Subdivision: **ALDEN SQUARE**  
 Terms Offered: **Cash, Conventional**

Short Sale: **No**  
 Occupant: **Owner**  
 Homestead: **Yes**  
 Existing Lease: **No**

Home Warranty: **No**  
 Oth/Sp Asmnt: **0.00**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **Welcome to this well maintained home in North Clinton Township! You walk into this beautiful polished marble floor foyer area with a Study/Office on the left hand side. The foyer then leads you to the expansive Great room with high ceiling gives you the wow factor you are looking for. Must see features: 3 skylights ( 1 In master bedroom), Pella windows ( built-in blinds), Pella doorwall, European quality kitchen cabs, Corian/Jennair/GE profile, huge pantry, recessed lighting everywhere, sound system in various rooms, French door at den, Master Bedroom boasts bamboo hardwood floors, deep jetted tub, dual sinks. This house's exterior was re-vinyled along with a 30 year maintenance free 30 year shingles with a new gutter system just few years back. There is a Maintenance free aluminum deck with canvas awning where you could have a relaxing time. The finished basement with new carpet offers ample storage, work room and massive rec room. House has a sprinkler system and a water backup sump pump.**