



**25 Lake Street  
Rural Red Deer County, Alberta**

**MLS # A2301305**



**\$460,000**

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,497 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-37-27-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DCD-9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Natural Gas Connected

**Features:** Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER. BLINDS

4 BEDROOM, 3 BATHROOM 2-STOREY IN LIBERTY LANDING ~ SUNNY SOUTH FACING BACKYARD ~ PRIDE OF OWNERSHIP ~ Covered front entry welcomes you to this well cared for home, in like-new condition ~ Open concept main floor layout is complemented by high ceilings and vinyl plank flooring throughout, creating a feeling of spaciousness ~ The living room has large windows that overlooks the front yard ~ Easily host gatherings in the spacious dining room ~ The kitchen offers an abundance of modern cabinetry, tons of quartz counter space including a counter height eating bar, full tile backsplash, south facing window above the sink that overlooks the backyard, upgraded stainless steel appliances and a massive walk-in pantry with floor to ceiling shelving ~ Mud room just off the kitchen offers garden door access to the south facing deck, with composite deck boards and aluminum railings, and the backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk-in closet and a bright 4 piece ensuite ~ 2 additional bedrooms on the upper level are both a generous size with ample closet space ~ 4 piece bathroom is conveniently located next to the upper level laundry room ~ The partially finished basement has a large completed bedroom, bathroom plumbing roughed in, with space for a family room and tons of storage throughout ~ The backyard is landscaped, fully fenced and has to the oversized rear parking pad and paved back alley ~ Located in convenient Liberty Landing: Offering walking trails, parks and green spaces, unbeatable convenience with easy access to Highways 2 and 2A, and walking distance to Gasoline Alley, where you'll find a wide range of amenities, including the popular Gasoline Alley Farmers' Market, Costco, Cineplex and transit to Red Deer, making it an ideal

location for families and commuters alike.