



GRASSROOTS
REALTY GROUP

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**44 Lavelle Close
Red Deer, Alberta**

MLS # A2303722



\$419,900

Division:	Laredo		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: front sod, back topsoil to grade, vinyl divider fence on property lines on north & south sides of lot only from back of property towards parking area

NO CONDO FEES! Stylish, modern 2 Storey Townhomes in the new area of Laredo. Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty on these Brand New homes built by Asset Builders Corp. Step onto your 7'x7' composite front SW deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertop (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 Stainless appliances included. Dining room will fit your large tables & extra family members. The favorite room of all parents out there is this separate mudroom w/half bath @ the back door that leads to your 10'6"x 10' NE facing back deck w/aluminum railing & yard, with fence between neighbors (done down sides only with back section open) with 2 car parking off the back lane. Upstairs you will find the area for your future washer & dryer, 2 good sized bedrooms, a full main bath + a primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for your inspiration...planned for future bdrm, bath & family room w/plenty of natural light & extra storage. High efficient furnace & 80 gallon HWT so you never run out of hot water! GST included w/rebate to builder. This family neighborhood that's close to shopping, food & walking trails, parks & school areas! Single detached garage could be built in future. Interior finished pictures are from previous unit with the exact same layout & similar colors,

currently under construction!!