



**46 Lagrange Crescent
Red Deer, Alberta**

MLS # A2307358



\$614,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,412 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Bar with 2 Stools in Basement, Pergola, Shed, Wood Shelves in Garage, Garage Heater

Welcome to 46 Lagrange Crescent! This beautifully updated bi-level home with a walk-out basement is perfectly situated on a quiet crescent in a sought-after, family-friendly neighborhood. Offering 5 bedrooms and 3 full bathrooms, this spacious property is ideal for growing families or those who love to entertain. Step inside to a bright, open-concept main floor featuring a seamless flow between the living, dining, and kitchen areas. The kitchen has been thoughtfully upgraded with new appliances, a large island, and plenty of workspace—perfect for everyday living and hosting guests. The Cozy gas fireplace on the main floor adds a nice touch to the living space. Fresh paint throughout the main and upper levels gives the home a clean, modern feel, while main floor laundry adds everyday convenience. The fully developed lower level boasts a generous family room filled with natural light, an inviting space to relax or gather with loved ones. With a walk-out basement, you’ll enjoy easy access to the expansive outdoor living areas. Outside, the property truly shines. The very large, fully fenced yard offers plenty of room for kids, pets, and outdoor activities. A stunning new pergola and an oversized lower patio that spans the length of the home create the perfect setting for summer entertaining or quiet evenings. Additional highlights include a double attached garage with radiant heat, newer air conditioning, two newer water heaters, in-floor heating, and upgraded windows, doors, and blinds new tile in entrance, kitchen and 2 upper bathrooms, Central Vac, Water Softener and Reverse Osmosis water system, new trees in the back yard. The home has also seen important updates with insulation topped up and shingles replaced in 2019. Located close to schools, parks, walking trails, shopping, and all essential amenities, this move-in-ready home

combines comfort, style, and an unbeatable location.