



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**300 Lancaster Drive
Red Deer, Alberta**

MLS # A2318699



\$389,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,019 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Original owner home that shows an 11! Don't miss out on this extremely well cared for bi level in Lancaster. Featuring an open floor plan featuring a large kitchen with ample cabinets and counter space. Two large bedrooms and a full 4 piece bath up. The downstairs is undeveloped with room for two more bedrooms, a bathroom and recreation room. The property is beautifully landscaped with a lush lawn and features a front porch and rear deck as well as a 22 x 20 detached garage to protect your toys through those harsh Alberta winters. Upgrades include gas line for the BBQ, new shingles on the house and garage in 2022, new kitchen appliances in 2022 and new quality vinyl flooring in 2023. Located walking distance to elementary, middle and high schools as well as the Collicut recreation centre and shopping. This is the perfect starter or home for those wishing to downsize.