



GRASSROOTS
REALTY GROUP

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628 Lancaster Drive
Red Deer, Alberta

MLS # A2328281



\$439,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, garden shed.

Conveniently located in the popular neighbourhood of Lonsdale, Southeast Red Deer your family will be just proximal to Mattie McCullough Elementary, Hunting Hills and Notre Dame High Schools. We're all ready for a late August possession. From the roomy front entry way, your family can settle right in to this functional bilevel floor plan. You will enjoy the recently refreshed primary retreat featuring new paint, flooring and a full ensuite. On the main level there's 2 more bedrooms and another full bathroom. The center of the home features bright east-facing living room windows and vaulted ceilings into the kitchen. With plenty of natural light, classic oak cabinets and tiled backsplash, the kitchen opens into the dining area, a classic floor-plan for busy family life. Nearby the rear door exits to a south-facing deck with steps to the back yard, rear alley access, parking and a new steel utility shed. The lower level family room is bright and comfy with carpeted flooring, a cozy gas fireplace and 2 more spacious bedrooms. A third bathroom features a full tub and shower surround. All the toilets in the home are new. This home is pet-free, smoke-free, is pre-inspected and comes with a brand new 30 year-rated roof.