



GRASSROOTS
REALTY GROUP

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**22 Lanterman Close
Red Deer, Alberta**

MLS # A2328356



\$455,000

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,022 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Stove, Microwave Range, Refrigerator, Washer/Dryer (Stacked), Stove (Basement), Refrigerator (Basement), Range (Basement), Washer (Basement), Dryer (Basement), Moveable Shed

Welcome to this fully developed 4-bedroom, 2-bathroom bi-level nestled in the highly desirable, family-friendly community of Lancaster, just steps from elementary to high schools, parks, playgrounds, and everyday amenities. This versatile home offers a functional layout, thoughtful updates, and exceptional value for a variety of lifestyles. Offering generous developed living space, the bright and functional open-concept layout is filled with natural light, creating a warm and inviting atmosphere throughout. The spacious main-floor kitchen features ample cabinetry and generous counter space, and it flows seamlessly into the dining and living areas, making it perfect for both everyday living and entertaining. The fully developed lower level adds outstanding flexibility, featuring a second kitchen, separate laundry area, two additional bedrooms, and a full bathroom, making it well suited for extended family, guests, or a variety of household living arrangements. The lower-level kitchen, cabinetry, and appliances were thoughtfully updated in 2023, providing a fresh and modern feel. Recent upgrades include a new furnace, new hot water tank, and central air conditioning, offering year-round comfort and added peace of mind. Outside, the east-facing front entrance welcomes the morning sun, while the west-facing backyard offers the perfect setting to relax and enjoy warm summer evenings. The oversized 22' x 22' boarded double detached garage provides excellent space for vehicles, storage, hobbies, or a workshop. The spacious yard also includes an oversized storage shed and additional storage beneath the deck. Combining flexible living spaces, modern updates, and an unbeatable location, this move-in-ready home is a fantastic opportunity in one of Red Deer's most desirable neighborhoods.

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