



GRASSROOTS
REALTY GROUP

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107 Landry Bend
Red Deer, Alberta

MLS # A2328577



\$479,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,205 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Blinds, TV Wall mount in livingroom, Garage Door Remotes, Ceiling Fans, A/C

Welcome home to a quiet street, close to Mattie McCullough Elementary School, with a green space just steps from your door — that's life at 107 Landry Bend. Inside, this 1,205 sqft bi-level offers an open concept living room, dining area, and kitchen, perfect for everyday living and entertaining. With 5 bedrooms in total — 3 up and 2 down — there's room for every family member to have their own space, including a primary bedroom with walk in closet and its own 3-piece ensuite so you're not fighting over bathroom time. Downstairs, the good sized family room solves the eternal struggle of kids' play space versus movie nights, offering both in one spot. Now that summer is finally here, you're covered with A/C and updated air circulation (2025), and the recently refurbished deck (2026) is ready for BBQs and warm summer evenings entertaining or watching the kids play in the yard. Best of all, many of the major updates are already done — new shingles (2022), water heater (2022), upstairs bedrooms flooring (2022-2023), dishwasher (2023), microwave (2023), and a refurbished fence (2024) — so you can skip the move-in to-do list and start enjoying the home from day one.