



GRASSROOTS
REALTY GROUP

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**155 Lampard Crescent
Red Deer, Alberta**

MLS # A2329074



\$465,000

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer & Dryer, All Window Coverings, All attached shelving, Deep Freezer, Garage door opener & remotes, Propane Tank

Welcome to this beautifully maintained fully developed Bi-Level, offering the perfect blend of modern updates, functional living space, and an incredible backyard designed for everyday enjoyment. Nestled in the family-friendly community of Lancaster Green, this move-in ready home has been thoughtfully updated over recent years and showcases a bright, inviting atmosphere from the moment you step inside. The open concept main floor is highlighted by soaring vaulted ceilings and an abundance of natural light that floods the living spaces. Premium vinyl flooring and newer carpet throughout the upper level create a fresh, contemporary feel, while the updated kitchen is both stylish and functional. Featuring warm honey oak cabinetry, quartz countertops, a centre island, an upgraded tile backsplash, and select newer appliances, this kitchen is perfectly suited for family living and entertaining alike. The adjoining dining area offers direct access to the beautifully landscaped backyard, where you'll find an oversized deck ideal for summer BBQs, a dedicated fire pit area for relaxing evenings, additional parking, and an impressive heated oversized detached garage with plenty of room for vehicles, toys, or a workshop. Designed with families in mind, the main floor offers three spacious bedrooms, including a generous primary retreat complete with a walk-in closet and private 3-piece ensuite. A well-appointed 4-piece family bathroom completes the upper level. The fully developed basement provides exceptional additional living space with a large fourth bedroom, a spacious media room that has been designed to be nearly soundproof—perfect for movie nights, gaming, or music enthusiasts—and convenient access to a substantial storage area. A 3-piece bathroom, laundry area, utility room, and additional storage complete the lower level, providing everything a growing

family needs. Additional updates over the years include shingles, paint, flooring, and continued pride of ownership throughout, making this home truly move-in ready. Located in the sought-after neighbourhood of Lancaster Green, you'll enjoy close proximity to schools, parks, walking trails, shopping, restaurants, and all of Red Deer's southeast amenities. This is an exceptional opportunity to own a thoughtfully updated family home in one of the city's most desirable communities.