



GRASSROOTS
REALTY GROUP

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46 Lord Close
Red Deer, Alberta

MLS # A2332952



\$525,000

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, No Neighbours Behind, Reverse Pie		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Jetted Tub, Open Floorplan, Pantry, Storage, Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Shed

Welcome to this beautifully maintained, one-owner bungalow in the highly sought-after community of Lancaster! Offering 4 bedrooms, 3 full bathrooms, and an exceptional fully developed floor plan, this move-in-ready home has been lovingly cared for and showcases true pride of ownership throughout. The bright, open-concept main floor is designed for both everyday living and entertaining. The spacious kitchen offers an abundance of cabinetry and counter space, making it the perfect place to host family gatherings and holiday celebrations. The stunning three-sided fireplace creates a warm and inviting atmosphere, seamlessly connecting the kitchen, dining, and living areas. The primary suite is a private retreat featuring a large ensuite complete with a relaxing jetted tub and separate shower. A second bedroom, full bathroom, and the convenience of main floor laundry complete this thoughtfully designed level. The fully finished basement is an entertainer's dream! Enjoy an expansive family room, games area, impressive wet bar, two additional bedrooms, and another full bathroom—offering plenty of space for guests or teenagers. This home has been meticulously maintained and includes valuable upgrades such as a new furnace, one new hot water tank, in-floor heat, central air conditioning, and a finished insulated garage, providing year-round comfort and convenience. Step outside and you'll find everything you need to enjoy Alberta's summers. The beautifully landscaped yard is fully fenced with maintenance-free vinyl fencing and includes a storage shed, natural gas hookup for your BBQ, and wiring already in place for a future hot tub—making it the perfect backyard for entertaining or simply relaxing after a long day. Location is everything, and this home truly delivers! Situated in one of Red Deer's most desirable neighbourhoods, you'll enjoy

walking distance to excellent schools, the Collicutt Centre, East Hill Shopping Centre, parks, playgrounds, restaurants, and numerous walking paths. Commuters will also appreciate the quick and convenient access to the south end of the city and Highway 2. Homes like this don't come along often. Offering exceptional pride of ownership, an unbeatable Lancaster location, thoughtful mechanical updates, outstanding entertaining space, and room for the entire family, this is a home you'll be proud to call your own. Simply move in, unpack, and start making memories!