



GRASSROOTS
REALTY GROUP

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**38 Lindman Avenue
Red Deer, Alberta**

MLS # A2337109



\$725,000

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: \$10,000 appliance credit applicable, New Home Warranty

LEGALLY SUITED HOME; Welcome to this brand-new two-storey in the highly desirable community of Laredo! Ideally situated across from a pond and walking path, this thoughtfully designed property is within walking distance of two parks and nearby trails, also in close proximity to schools, shopping, medical services and other everyday amenities. The bright, open-concept main floor features beautiful hardwood flooring, a spacious kitchen with a walk-in pantry and access to the covered back deck. The backyard is already fenced & sodded, a bonus for new home construction. Upstairs, the impressive primary bedroom offers a large walk-in closet and a luxurious ensuite with a large vanity, soaker tub, tiled shower and heated tiled floors. The upper-floor laundry room connects directly to the primary closet—an incredibly convenient feature you will appreciate every day! There are two more bedrooms and another full bathroom upstairs which are sized generously. An attached double garage provides additional parking and storage. The fully finished basement includes a legal one-bedroom suite with its own private entrance and dedicated parking space. The main residence has the yard completely separate from the basement suite for added privacy. A beautiful new home in an exceptional location! Other noteworthy features: gas fireplace in main floor living room, no wire shelving- all wood shelving in closets & pantry, quartz countertops in bathrooms & kitchen, basement has functional in-floor heat.