



GRASSROOTS
REALTY GROUP

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**83 Lawrence Crescent
Red Deer, Alberta**

MLS # A2339515



\$475,000

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

When you are looking for the right location for your new family home - this is it ! This 1665 sq. ft home with 4 bedrooms is located just steps from Collicut Centre, Notre Dame High School, Hunting Hills High School, Medical offices, bus stops, and only a few extra steps will get you to East Hill Centre or Deer Park Shopping Centre. Located on a corner lot with lots of extra parking and easy alley access. Walking in you will find a large family room, through to the kitchen and dining area - with doors to the large oversize deck. Upstairs you will find 2 good sized bedrooms along with the master bedroom boasting it's own ensuite, laundry is also located here for ease. The basement is finished with a large bedroom, family/recreation room and ample storage for all of the extras. New Furnace in 2018. The attached, finished and heated garage is a bonus for the cold winter months. Outside you can sit on the large back deck or send some time picking your cherries or raspberries.