



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**127 Lyons Close
Red Deer, Alberta**

MLS # A2340695



\$339,900

Division:	Lancaster Green		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,291 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Washer, Dryer, Window coverings

Welcome to 127 Lyons Close in Red Deer, Alberta — a bright and inviting 2-storey half duplex located on a quiet close in an excellent location. Built in 2004 and offering 1,291 square feet, this home combines great curb appeal, a smart floor plan, and comfortable everyday living. The main floor features convenient laundry, laminate flooring throughout, bright windows, and a functional layout that makes excellent use of the space. The primary bedroom includes a walk-in closet, while the large deck and fully fenced south-facing backyard provide a great outdoor area for relaxing, entertaining, or enjoying the sun. New roof to be installed at the end of September. Seller does own both sides of Duplex if an Investor is interested.