



GRASSROOTS
REALTY GROUP

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85 Ladwig Close
Red Deer, Alberta

MLS # A2342215



\$375,000

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Situated in a quiet close and only steps from several schools, parks, playgrounds, and the Collicutt centre, this spacious 1,072 sq ft bi-level offers a functional family friendly layout with fresh paint, brand new carpet in the bedrooms, and a fully finished basement. The main floor features a large front facing living room filled with natural light, while the kitchen offers oak cabinetry, stainless steel appliances, and a convenient corner pantry. The kitchen flows into the dining area, where a garden door leads out to the large 2 tier deck overlooking the massive South facing backyard. Three bedrooms are located on the main floor, including a spacious primary bedroom, and a full 4 pce bathroom completes the main level. Downstairs, the fully finished basement offers a huge rec room that's perfect for family movie nights, a games area, or extra entertaining space. Two more large bedrooms, another 4 pce bathroom, and a large utility room with laundry finishes the lower level. Outside, the fully fenced backyard offers tons of room to enjoy your summers, and there is a gravel parking pad situated at the back with space for two vehicles. This huge 42x120' lot will easily accommodate a triple detached garage and still have yard space to spare. This turn key home is in a great family oriented location, with nothing left to do but move in and enjoy! Immediate possession is available!