



GRASSROOTS
REALTY GROUP

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197 Lancaster Drive
Red Deer, Alberta

MLS # A2342924



\$412,000

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting		

Inclusions: AS-IS

Court Ordered Sale - Situated in a family friendly location close to several schools, parks, playgrounds, and the Collicutt Centre, this 1,207 sq ft bi-level offers plenty of space for a growing family. Featuring an open concept main floor, a partially finished basement, a large backyard, and an oversized double detached garage, this home offers a great opportunity to add your own finishing touches and unlock its full potential. The main floor is bright and spacious, with a large front facing window bringing plenty of natural light into the living room. The kitchen features an abundance of white cabinetry, white appliances, a corner pantry, and an oversized island with eating bar, while the adjoining dining area provides plenty of room for a large table. Three bedrooms are conveniently located on the main floor, including a spacious primary bedroom with its own private 4 pce ensuite, while the two additional bedrooms share the main 4 pce bathroom. Downstairs, the partially finished basement provides a large rec room space along with two additional bedrooms and further potential to finish the space to suit your needs. Outside, the large backyard offers plenty of room to enjoy with a spacious side deck, along with an oversized double detached garage providing excellent parking and storage space. With a convenient location close to recreation, schools, parks, and everyday amenities, this property offers plenty of potential for its next owner.