



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**30 Lawson Close
Red Deer, Alberta**

MLS # A2343063



\$695,000

Division:	Lonsdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum		

Inclusions: n/a

Welcome to 30 Lawson Close, a beautifully maintained 2-storey WALKOUT home situated on a quiet close in the desirable community of Lonsdale. Offering over 2,000 sq. ft. above grade plus a fully developed walkout basement, this property combines functional family living with thoughtful updates, exceptional storage, and outstanding curb appeal. From the attractive stone-accented exterior to the heated double attached garage, RV PARKING, and storage shed, this home is designed to accommodate both everyday living and all your recreational needs. The bright and inviting main floor features a spacious OPEN-CONCEPT design with a large living room highlighted by a cozy FIREPLACE, a generous kitchen with ample cabinetry, pantry space, and a brand-new cooktop, plus a dining area perfect for family gatherings and entertaining. A large OFFICE/DEN provides the ideal work-from-home setup, while the convenient powder room adds everyday functionality. The home has been freshly painted and is equipped with CENTRAL AIR conditioning to keep you comfortable year-round. Upstairs you'll find three spacious bedrooms, including a primary retreat complete with a large walk-in closet and private ensuite. Two additional bedrooms and the main bathroom provide plenty of room for a growing family or overnight guests. The fully developed walkout basement offers even more living space with a massive family room featuring a SECOND FIREPLACE, a fourth bedroom, another bathroom, a dedicated storage room, laundry area with a new washer, and additional storage throughout. IN-FLOOR HEAT provides exceptional comfort, making this level warm and inviting during the colder months, while the walkout design allows for abundant natural light and direct access to the backyard. Outside, you'll appreciate the extra parking and versatility this property offers.

The heated double attached garage, RV parking, and good-sized storage shed provide plenty of room for vehicles, trailers, tools, and outdoor equipment, while the yard offers excellent space for children, pets, and entertaining. Located close to parks, WALKING TRAILS, schools, shopping, and everyday amenities, this move-in-ready home offers the perfect combination of space, comfort, and convenience. With recent updates including fresh paint, a new cooktop, and a new washer, this well-cared-for property is ready for its next owners to simply move in and enjoy.