



GRASSROOTS
REALTY GROUP

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23 LAVELLE Close
Red Deer, Alberta

MLS # A2348210



\$499,900

Division:	Laredo		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,693 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions:	NA
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NO CONDO FEES | NEW CONSTRUCTION | 3 BEDROOMS | 2.5 BATHS | BONUS ROOM | DOUBLE ATTACHED GARAGE | SEPARATE BASEMENT ENTRANCE Welcome to 23 Lavelle Close in LAREDO, RED DEER! This thoughtfully designed two-storey home features an OPEN-CONCEPT MAIN FLOOR with a spacious living area, ELECTRIC FIREPLACE, dining space, kitchen with PANTRY and a convenient HALF BATH. Upstairs, the PRIMARY BEDROOM offers a WALK-IN CLOSET and PRIVATE ENSUITE. Two additional bedrooms, a full bathroom, BONUS ROOM and UPPER-FLOOR LAUNDRY complete the second level. Enjoy a REAR DECK, DOUBLE ATTACHED GARAGE and an UNFINISHED BASEMENT WITH A SEPARATE EXTERIOR ENTRANCE, offering flexibility for future development. Laredo's neighbourhood parks and green spaces provide places to get outdoors, while schools, shopping, restaurants and the Collicutt Centre are accessible in the surrounding southeast Red Deer area. The property is in an ACTIVE CONSTRUCTION AREA, and surrounding homes and streetscapes may still be under development. LANDSCAPING IS NOT INCLUDED. THE listing images are ARTIST RENDERINGS FOR ILLUSTRATION ONLY; finishes and features may differ from the completed home.