



GRASSROOTS
REALTY GROUP

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**127 - 129 Lyons Close
Red Deer, Alberta**

MLS # A2348712



\$675,000

Division:	Lancaster Green		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,582 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Off Street, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-D

Utilities: -

Inclusions: 2 Fridges, 2 Stoves, 2 BI Dishwashers, 2 Microwave Hood Fans, 2 Washers, 2 Dryers, 2 Sets of Window Coverings

FULL DUPLEX FOR SALE 127 & 129 Lyons Close in Red Deer, Alberta — a bright and inviting 2-storey full duplex located on a quiet close in an excellent location. Built in 2004 and offering 1,291 square feet per side, 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 in Mid October. Separate Titles, unit 129 is tenant occupied until October 31, 2026.