



GRASSROOTS
REALTY GROUP

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61 Lindman Avenue
Red Deer, Alberta

MLS # A2351466



\$699,900

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	In Floor, Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-N
Utilities:	-

Inclusions: N/A

Nestled within the serene community of Laredo, this exceptional two-story house offers an unparalleled lifestyle for discerning buyers. Boasting a generous living area spanning 2675 square feet, this residence exudes elegance and comfort, accentuated by its thoughtfully designed layout and premium finishes. Step inside to discover a large foyer framed with gleaming ceramic tile, creating an inviting atmosphere. Quartz countertops grace the kitchen, complemented by a convenient island and well-appointed pantry. Gorgeous dark brown cabinetry gives a splash of warmth, while large, privacy glazed, vinyl windows flood the home with natural light. All new lighting shines down from the high ceilings and you'll appreciate extras such as a new dishwasher and dedicated space for your dining table. A gas fireplace surrounded by stone work, warms the living room, providing a cozy ambiance for relaxing evenings. Upstairs, three bedrooms provide ample space for family or guests along with a four piece bathroom. A breezy master suite featuring a sparkling five-piece ensuite bath complete with a dream walk-in closet. Across from the bedrooms is the vast bonus room. It's size allows for your imagination to run wild. A fourth bedroom resides within the fully finished basement, alongside a four piece bathroom and ample space for recreation and relaxation. Take in the upscale contemporary design and the ability for movie nights with a projector and screen located in the family room. Extras include a new hot water tank and coveted in floor heating. The Laundry room is conveniently located on the main level just off the garage. Enjoy outdoor living with the inviting deck overlooking your beautiful and spacious yard, fully vinyl fenced and hiding a hot tub retreat tucked behind privacy screening and shrubbery. The Double attached garage provides secure parking for two

vehicle's is fully finished. With community amenities such as parks, playgrounds, schools nearby, walking/bike paths, this home presents a rare opportunity to embrace refined living within a desirable Red Deer neighborhood.