

**14 Lawrence Crescent
Red Deer, Alberta**

MLS # A2271490

\$440,000



Division:	Lancaster Meadows	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Modified Bi-Level	
Size:	1,323 sq.ft.	Age: 1996 (30 yrs old)
Beds:	5	Baths: 3
Garage:	Double Garage Attached, Driveway	
Lot Size:	0.12 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard	

Heating:	In Floor, Forced Air, See Remarks
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-D

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER/DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROLER (1), CENTRAL AIR CONDITIONER, CENTRAL VAC (AS IS - SELLERS DO NOT USE IT)

Welcome to this spacious and inviting 5-bedroom half duplex, perfectly designed for comfortable everyday living. This nearly 1300+ sq ft modified bi-level features a bright south-facing living room with a gas fireplace, and a well-appointed kitchen with plenty of counter space, a breakfast bar, and access to the oversized deck — perfect for BBQs and outdoor gatherings. Two storage sheds offer plenty of room for all your outdoor essentials. Two bedrooms and a full bath are located on the main floor, while the primary bedroom is tucked away on its own upper level complete with a 3-piece ensuite and walk-in closet. The fully finished basement includes in-floor hot water heat, a cozy family room, two additional bedrooms with walk-in closets, a 3-piece bath, and laundry. Thoughtful updates over the years include the furnace, central air conditioning, shingles, fence, and fresh interior paint. The double attached, insulated garage is a true bonus, complete with hot/cold water and a floor drain, and the extended driveway provides plenty of additional off-street parking. Located just a short walk to the Collicutt Centre and nearby high schools, and only minutes to grocery stores, coffee, and restaurants — this is a fantastic opportunity to own a well-cared-for home in a convenient, family-friendly neighbourhood.