

**65 Lavelle Close  
Red Deer, Alberta**

**MLS # A2279640**

# \$485,900



<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Insulated, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer.

Brand new Larkaun Homes townhouse with a front attached garage! The curb appeal is complemented by the black triple pane windows and brick accents. The front entryway leads you to the tandem garage that features a walk in closet. Follow the stairs up to the second level where you will find an open style floor plan with luxury vinyl plank flooring. The kitchen features an eating bar island, quartz countertops, stainless steel appliances, soft close cabinets, full tile backsplash & a patio door out to the 16x12 rear sundeck with vinyl surface, aluminum railings and stairs down to the yard. There is a large eating area, a powder room and a living room with an electric fireplace. The third floor features 3 bedrooms, 2 bathrooms (with quartz and grouted vinyl tile) & upper floor laundry for your convenience. The king sized primary bedroom has a large walk in closet and a 5 piece ensuite with double sinks and a linen closet. Move in ready with the front/back sod and fully fenced. A fantastic location within steps from the path system and pond.