

267 Lancaster Drive  
Red Deer, Alberta

MLS # A2287678



## \$479,900

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

FULLY DEVELOPED BI-LEVEL WITH OVER 1230 SQ. FT. ABOVE GRADE ~ WALK-UP BASEMENT WITH A SEPARATE ENTRY ~ FULLY FENCED SOUTH FACING BACKYARD ~ Covered front entry welcomes you and leads to a spacious foyer with high ceilings ~ The open concept main floor is complemented by high ceilings, creating a feeling of spaciousness ~ the living room features large windows that overlook the front yard ~ Easily host large gatherings in the dining room that opens to the kitchen featuring dark stained wood cabinets, full tile backsplash, ample counter space including an eating bar, walk-in corner pantry, and garden door access to the south facing deck with enclosed storage below ~ The huge primary bedroom can easily accommodate a king size bed with space for a sitting area, has a walk in closet with built in organizers and a 4 piece ensuite ~ 2 additional main floor bedrooms are located next to a 4 piece bathroom ~ The fully finished, walk-up basement has high ceilings, large above grade windows, and operational in floor heating ~ Two oversized bedrooms with ample closet space are located next to a 4 piece bathroom ~ The family room has rows of recessed lighting, a wet bar with fridge and microwave, and walk-up access to the backyard ~ Ample storage throughout ~ Roughed in for central vacuum ~ The sunny south facing backyard is fully fenced with back alley access, has enclosed storage below the deck, and is located next to a walking path ~ Rear parking pad has space for 2 vehicles ~ Excellent location; close to multiple schools, parks and playgrounds, with tons of great shopping, dining and all other amenities close by.