



GRASSROOTS
REALTY GROUP

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**224 Lindsay Avenue
Red Deer, Alberta**

MLS # A2215562



\$399,900

Division:	Lancaster Green		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,051 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Don't miss out on this incredible chance to own a sturdy bungalow-style duplex, conveniently located within walking distance of both middle and high schools, as well as the Collicut recreation facility. This unit features a spacious open floor plan that is perfect for modern living. The main level showcases a generous kitchen complete with an island, plentiful counter and cupboard space, a pantry, and a sizable dining area that seamlessly connects to the sunlit living room. With two large windows flooding the space with natural light, the living room also boasts a cozy gas fireplace and elegant laminate flooring. The main floor includes a spacious primary suite equipped with a walk-in closet and a three-piece en suite bathroom. Additionally, you'll find a second bedroom, a full four-piece bathroom, and the convenience of main floor laundry. The lower level is partially finished and includes two large bedrooms, a recreational area, a substantial storage room, and a partially completed two-piece bathroom. The double attached garage provides ample space for both your vehicle and any additional storage needs. Step outside to enjoy a fully fenced and landscaped backyard, complete with a covered deck ideal for barbecuing even on rainy days. Located just down the street from a middle school and within easy walking distance to shopping, recreational facilities, and other schools, this property is the ideal choice. Upgrades include shingles (2018) and Hot Water tank (April 2025)