



GRASSROOTS
REALTY GROUP

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210 LIVINGSTON Close
Red Deer, Alberta

MLS # A2234155



\$459,900

Division:	Laredo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,336 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Quartz Counters, Tray Ceiling(s)		

Inclusions: Window Coverings

Welcome to 210 Livingston Close, nestled in the highly sought-after community of Laredo! *Currently rented for \$2400/month* This one-of-a-kind floor plan offers 1,335sq ft of thoughtfully designed above-grade living space, featuring 3 spacious bedrooms and 2 full bathrooms, all situated on a quiet close with a sunny south-facing backyard. Step inside to a stylish tiled front entry that leads to a beautifully finished upper level, where you'll find luxury vinyl plank flooring flowing through the open-concept living room, dining area, and kitchen. The chef-inspired kitchen boasts elegant white cabinetry, sleek quartz countertops, a pantry, and comes fully equipped with stainless steel appliances. The adjacent dining area includes access to a 12' x 12' rear deck, perfect for entertaining or enjoying the southern sun. Enjoy the open sightlines from the kitchen to the bright living room, highlighted by a striking tray ceiling that adds architectural interest and height. The primary suite offers a private retreat with double closets and a luxurious 4-piece ensuite featuring quartz countertops and a tiled tub surround. Additional features include: -Quartz countertops and tile surround in both bathrooms -Carpet in all bedrooms for added comfort -Vinyl flooring in bathrooms for easy maintenance -Swinging doors on all closets -Low-E argon-filled windows for energy efficiency -Roughed-in central vac and basement in-floor heating (with 1.5" rigid insulation) -High-efficiency furnace and HRV system for optimal climate control This quality-built home blends thoughtful design, energy efficiency, and high-end finishes—all in a peaceful, family-friendly location. Don't miss the opportunity to make this beautiful property your next home!

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