



**GRASSROOTS**  
REALTY GROUP

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**35 Lees Street  
Red Deer, Alberta**

**MLS # A2238713**



**\$450,000**

<b>Division:</b>	Lancaster Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Lawn, Rectangular Lot		

<b>Heating:</b>	Combination, In Floor, Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

NUMEROUS RECENT UPGRADES offered with this remarkable 4 Bedroom plus family home perfectly located across from Notre Dame and Hunting Hills High School and Collicut Centre. The list of upgrades include fresh paint on the main, new white trims, laminate flooring, vinyl plank, carpet, brand new kitchen countertops, sink, faucet, upgraded ss Appliances, new water lines (poly B has been changed to PEX). Extra features to enjoy include RADIANT heat in the garage, hot/cold taps, and extra shelving. In floor heat in basement, extra storage room, Furnace and A/C 3 yrs old, Shingles 9 yrs. We also have under stair storage out back with plenty of gardening space and future play area for the kids. This home is a pleasure to show and a must see in this price range! \*\*The seller will install the new patio door prior to possession. How great is that!