



**GRASSROOTS**  
REALTY GROUP

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**625 Lancaster Drive  
Red Deer, Alberta**

**MLS # A2243528**



**\$489,900**

<b>Division:</b>	Lonsdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Irregular Lot, Native Plants, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge (X3), Stove/Oven (X2), Dishwasher, Stove/Range Hood, any and all Window Coverings, Garage Door Opener with One Remote, Garage Heater, Washer/Dryer, Shed		

Welcome to 625 Lancaster Drive—an exceptionally spacious bungalow in one of Red Deer’s most desirable southeast neighbourhoods, near the Collicutt Centre, public transit, schools, and east-side shopping. With over 2,400 sq ft of developed living space, this home features a bright main floor layout that includes a generous living room, a large kitchen with plenty of cabinet space, and three bedrooms, including a primary with a 3-piece ensuite. A 4-piece main bath completes the main level. The fully developed basement includes a separate walk-up entrance and an illegal suite, complete with a family room with fireplace, kitchenette, and two additional bedrooms. One lower bedroom features a walk-in closet and a large ensuite with soaker tub and separate shower. Shared laundry and mechanical are also located in the basement. Outside you’ll find a heated, insulated double detached garage, a fenced backyard, and RV parking with alley access. If you’re looking for a flexible layout with multiple living areas in a well-located home, this one is worth a closer look.