



**GRASSROOTS**  
REALTY GROUP

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109 Lalor Drive  
Red Deer, Alberta

MLS # A2246835



**\$639,900**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Laredo                                                                  |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 1,934 sq.ft.                                                            | Age:   | 2015 (10 yrs old) |
| Beds:     | 4                                                                       | Baths: | 3 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener |        |                   |
| Lot Size: | 0.12 Acre                                                               |        |                   |
| Lot Feat: | Back Yard, Landscaped, See Remarks, Standard Shaped Lot                 |        |                   |

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s), Central A/C, Alarm System Hardware

Discover the perfect blend of luxury, comfort, and functionality in this fully developed 4-bedroom, 4-bathroom home nestled in the sought-after Laredo community. Thoughtfully designed with high-end finishes and modern conveniences, this stunning two-storey home offers spacious, sunlit interiors and elegant design elements throughout. Step inside to an inviting open-concept main floor, where 9ft ceilings, recessed lighting, and a cozy gas fireplace create a warm and welcoming atmosphere. The chef-inspired kitchen is a showstopper, featuring granite countertops, rich maple cabinetry, a full tile backsplash, under-cabinet lighting, a large island with eating bar, and a walk-in pantry. The adjacent dining area offers seamless access to the deck with a gas line for effortless outdoor entertaining. A well-placed laundry room and a 2-piece bath are conveniently located near the garage entry. Upstairs, a generous bonus room bathed in natural light provides the perfect setting for a home theatre, playroom, or additional lounge space. The luxurious primary suite, a 5-piece spa-like ensuite with a soaking tub beneath a sparkling chandelier, dual sinks, a separate shower, and a walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement extends your living space, offering a large family room, a fourth bedroom, and a 4-piece bath. Outside, the low-maintenance vinyl-fenced backyard is thoughtfully designed with a storage shed, and convenient back alley access. The heated garage is fully insulated, drywalled, and equipped with a floor drain. Additional upgrade include central air conditioning for ultimate convenience. Located in a vibrant, family-friendly neighborhood close to parks, walking trails, and amenities, this home is a true gem.

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