



GRASSROOTS
REALTY GROUP

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**71 Lawrence Crescent
Red Deer, Alberta**

MLS # A2247022



\$474,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	Single Family Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Rare Find in Lancaster Green! Properties like this on Lawrence Crescent don't come along often. This beautifully maintained 2-storey home offers 5 bedrooms, 3.5 bathrooms, and countless recent upgrades, making it truly move-in ready. From the moment you pull into the double attached garage or step into the welcoming front foyer, you'll feel the warmth and openness of this home. The main floor features a bright sitting area, a cozy living room, and an eat-in kitchen with all new appliances (2022), plus a convenient half bath. Upstairs, you'll find two spacious bedrooms, a full bathroom, and the primary suite complete with its own ensuite and walk-in closet. The fully finished basement adds two more bedrooms, a family room, a full bathroom, laundry, and the utility room. The west-facing backyard offers RV parking with back alley access and backs onto a trail/green space—perfect for evening sunsets and extra privacy. Located close to shopping, parks, trails, the Collicutt Centre, Hunting Hills High School, Ecole Secondaire Notre Dame High School, and with quick access to major roadways. Major upgrades in the last 5 years include: *Central A/C *Furnace & hot water tank *Shingles *Washer & dryer *Paint & light fixtures *All kitchen appliances With all the big-ticket items done, all that's left to do is for you to move in and enjoy!