



**GRASSROOTS**  
REALTY GROUP

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**87 Lampard Crescent  
Red Deer, Alberta**

**MLS # A2249261**



**\$479,900**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Treed		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage door opener and remote(s), Fire pit, Window Coverings, Central Vac and attachment's sold "as-is"

Welcome to this well-maintained 6-bedroom, 3-bathroom home in the desirable southeast neighborhood of Lancaster Green! From the front door, you're greeted by a spacious entry that leads upstairs to a bright main level with vaulted ceilings, 3 bedrooms, and 2 full bathrooms, including a primary suite with its own ensuite and walk-in closet. The kitchen offers an abundance of cabinets plus three extra closets to keep pantry items organized. The lower level features 3 additional bedrooms, another bathroom (roughed in for a shower), and a generous second living area centered around a gas fireplace. Step outside to a large fenced yard, complete with a double detached garage and plenty of space for a firepit, play area, or whatever suits your lifestyle. With air conditioning for hot summer days, and a prime location in a quiet close, this home truly has room for everyone!