



GRASSROOTS
REALTY GROUP

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**96 Lamont Close
Red Deer, Alberta**

MLS # A2251462



\$499,900

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,433 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, All Window Coverings, Central Vacuum & All Attachments, 2 Garage Remotes, All Garage Shelving, Greenhouse, Shed, Fire Pit, Storage Room Shelving, TV Wall Mount, Water Softener

Located on a quiet close in popular Lancaster sits this spacious 1433 sq foot bungalow. You'll appreciate the stylish updates in this lovingly cared for home. This home is family friendly with 3 bedrooms on the main and another 2 in the basement. Laundry is conveniently located on the main floor. No parking worries with your attached double garage. An updated kitchen with quartz countertops and updated appliances leads out to the supersized East facing yard that has been beautifully landscaped and comes complete with a shed, garden spot, fire pit and greenhouse. There is plenty of space for kids and pets to play & RV parking could be added. The layout of the home is excellent with a large living room on the upper floor and a good sized family room in the lower level. The home offers 3 full bathrooms including the primary bedroom ensuite. Premium location with walking distance to several schools, parks and the Collicutt Centre. Whether you're a growing family or an Empty Nester, if you're seeking a move-in ready bungalow on the South side of the city this may be just the property you've been looking for.