



GRASSROOTS
REALTY GROUP

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**94 Lund Close
Red Deer, Alberta**

MLS # A2253828



\$549,000

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,098 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.27 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Hot Tub AS IS

Motivated Seller - This home truly has it all — 5 bedrooms, 3 bathrooms, a double attached garage, a large insulated shop, plus RV parking, on a beautifully landscaped massive pie lot — all right in the city and just steps away from schools and Collicut recreation center! Step inside to a grand foyer with soaring vaulted ceilings and a massive living/dining room that makes a lasting first impression. Overlooking the main floor is a versatile loft, currently divided into an office and a sewing/craft space, complete with closets and a separate storage area. The spacious main floor features maple hardwood floors, convenient laundry and 2 bedrooms. The kitchen and family room are the heart of the home with plenty of cabinetry/counters, a stunning stone fireplace, and built-in entertainment unit and cabinets. The fully finished basement offers 3 more bedrooms, an additional bathroom, and cozy underfloor heating — ideal for family or guests. Basement family room area is large enough to accommodate all your plans for enjoying this space! Enjoy summer days in the landscaped yard with a spacious concrete patio, mature trees, including fruit trees, fire pit area and still lots of room to play! Perfect for entertaining. The impressive detached shop at the back will make it an excellent workspace, hobby area, or additional parking option. And don’t forget the RV parking plus additional parking spaces with convenient back alley access! All new shingles on house , garage and work shop in 2023.