



**GRASSROOTS**  
REALTY GROUP

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**175 Lyons Close  
Red Deer, Alberta**

**MLS # A2254419**



**\$444,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air
<b>Floors:</b>	Hardwood, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Central Vacuum, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, barbeque, garage door remotes, dog house, central vacuum (as-is, works just taped to hold together for floor attachment)

Tucked away at the end of a close, this fully finished bi-level warmly invites new owners to settle in. The main floor offers a cozy living room with a gas fireplace, a bright kitchen with oak cabinets, stainless steel appliances, and two brand-new upgrades &mdash; a fridge with water & ice and a dishwasher. The dining area door opens to the duradeck-finished deck with gas line for BBQ, overlooking the fenced yard complete with a large separated dog run and under-deck storage. Two bedrooms and two bathrooms are on the main floor, including a primary suite with its own ensuite. The fully developed basement adds two more bedrooms, a 4-piece bathroom with laundry, a huge family room, and plenty of storage. Other standout features include: brand-new shingles with transferrable workmanship warranty, heated attached garage (fully drywalled and finished), functional in-floor heating in the basement, and central vacuum. With nearby amenities and move-in ready upgrades, this home is designed for comfort and convenience!