



**GRASSROOTS**  
REALTY GROUP

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205, 60 Lawford Avenue  
Red Deer, Alberta

MLS # A2256268



**\$240,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Lonsdale   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                                     |        |                   |
| Style:    | Apartment-Single Level Unit  |        |                   |
| Size:     | 849 sq.ft.   | Age:   | 2002 (23 yrs old) |
| Beds:     | 2  | Baths: | 2                 |
| Garage:   | Underground  |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Lawn, Level, Street Lighting |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Central, Fireplace(s), Hot Water  | Water:     | -      |
| Floors:     | Vinyl  | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 502 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Concrete, Stone, Vinyl Siding, Wood Frame  | Zoning:    | R-H    |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Soaking Tub, Track Lighting |            |        |
| Inclusions: | N/A  |            |        |

Visit REALTOR® website for additional information. Situated in the desirable Lancaster subdivision of Red Deer, this bright and inviting 2-bedroom, 2-bath apartment offers a functional open floor plan perfect for today's lifestyle. The modern kitchen features a breakfast bar, white appliances, and seamless flow into the dining and living areas. A cozy corner gas fireplace creates a warm focal point, while sliding glass doors lead to a balcony overlooking a green space & playground. The primary suite has a walk-through closet leading to a 4-piece ensuite. A second full bathroom and bedroom provide space for family, guests, or a home office. Enjoy the convenience of in-unit laundry and the peace of mind that comes with secure, underground heated parking. Your designated stall (#17) is only three spaces from the elevator and includes a private storage area for added functionality.