



**GRASSROOTS**  
REALTY GROUP

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**61 Leung Close  
Red Deer, Alberta**

**MLS # A2258298**



**\$549,900**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**HUGE WALKOUT BI-LEVEL ON GREEN IN LANCASTER!** Bright and open home in a great location! When you enter you will find a large, entry way - high ceilings and lots of windows! Main is all open with 2 bedrooms and a large office/den! Large ensuite and walk-in closet off the primary bedroom. Down is open, bright family room (roughed in wet bar) with a walkout to the back yard and the open green space. This home offers surround sound throughout, new hot water tank, gas line for BBQ and a location that is convenient to so many amenities.