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## 371 Lancaster Drive Red Deer, Alberta

MLS # A2260627



\$439,900

| Division: | Lancaster Meadows   |        |                  |
|-----------|---|--------|------------------|
| Type:     | Residential/House   |        |                  |
| Style:    | Bi-Level  |        |                  |
| Size:     | 1,177 sq.ft.  | Age:   | 2016 (9 yrs old) |
| Beds:     | 3   | Baths: | 2                |
| Garage:   | Alley Access, Double Garage Detached, Gravel Driveway                     |        |                  |
| Lot Size: | 0.12 Acre   |        |                  |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gentle |        |                  |

**Heating:** Water: Fireplace(s), Forced Air, Natural Gas Sewer: Floors: Carpet, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: 11-38-27-W4 Full, Unfinished **Exterior:** Zoning: Vinyl Siding, Wood Frame R-N Foundation: **Utilities: Poured Concrete** 

**Features:** Bathroom Rough-in, Built-in Features, Central Vacuum, Chandelier, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: AC UNIT, UNDERGROUND SPRINKLER SYSTEM,

Upcoming Open House October 25th from 2-4 pm at this " Quick Possession" beautiful bi-level with 3 bedrooms on the main level and all the extras completed for you. This home has an open concept design with muted tones and consistency throughout. The floor-to-ceiling stone fireplace is highlighted in the living room, with tray ceiling, pot lights, and rich colored laminant flooring. The kitchen has a center island and under-counter seating, lots of cupboard space, full tile backsplash, a large corner pantry and stainless steel appliances. All light switches have dimmers and all window coverings are honeycomb blinds with cafe' style option. There are 3 bedrooms, a 4 piece bathroom and a 4 piece ensuite in the primary bedroom. The linen cupboard is spacious and the central vacuum is operational. The unfinished basement has potential for development with high ceilings and roughed in infloor heat. Washer and dryer are in the basement. The south facing deck overlooks a fully landscaped yard with a beautiful stamped concrete patio & walk way with stategically planted trees all surrounded by vinyl fencing. Enjoy the underground sprinkler system to keep that lawn looing pristine. The 24' x 24' detached garage has plenty of room for storage and vehicles. This home is close to walking trails, parks, schools, shopping and amenities. It is move in ready so come and have a look.