



GRASSROOTS
REALTY GROUP

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**625 Lancaster Drive
Red Deer, Alberta**

MLS # A2266319



\$484,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge (X3), Stove/Oven (X2), Dishwasher, Stove/Range Hood, any and all Window Coverings, Garage Door Opener with One Remote, Garage Heater, Washer/Dryer, Shed		

Discover this expansive bungalow at 625 Lancaster Drive, ideally located in one of Red Deer's most sought-after southeast neighbourhoods—close to the Collicutt Centre, transit, schools and east-side shopping. With over 2,400 sq ft of developed space, the main level offers a generous living room, a large kitchen with ample cabinetry, and three well-appointed bedrooms including a primary with a 3-piece ensuite. A 4-piece main bath completes the upper level. The fully developed basement provides a separate walk-up entry and an illegal suite featuring a spacious family room with fireplace, kitchenette, plus two additional bedrooms—one with a walk-in closet and large ensuite including soaker tub and separate shower. Shared laundry and mechanical rooms are also located downstairs. Outside offers a heated, insulated double detached garage, fenced backyard and RV parking with alley access. For anyone seeking flexible living spaces and excellent location, this home is a must-see.