



**GRASSROOTS**  
REALTY GROUP

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**207 Lancaster Drive  
Red Deer, Alberta**

**MLS # A2273534**



**\$444,900**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, 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:** shed

Beautifully maintained 5 bedroom, 3 bathroom home in the highly sought-after Lancaster Green neighbourhood—just steps from schools, parks, walking paths, and all the amenities of southeast Red Deer. The main floor features a bright open-concept living area with large windows, a comfortable living room, and a well-appointed kitchen complete with a pantry & a garden door leading to a spacious deck—perfect for summer BBQs with the gas line already in place. Three bedrooms on the main level include the generous primary suite, offering a 4-piece ensuite and walk-in closet. The fully finished basement provides two additional bedrooms, a full bathroom, and a large family room—for extra living space. Outside, enjoy the fully fenced yard, storage shed, and a heated double detached garage. Excellent curb appeal, floor plan & location. Move-in ready!