



GRASSROOTS
REALTY GROUP

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**18 Lampard Crescent
Red Deer, Alberta**

MLS # A2279781



\$509,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,314 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Pergola with swing (if wanted), shelving, front swing

Wow! Fully finished bungalow in the highly desirable neighborhood of Lancaster. Close to schools, several amenities such as the Collicut Centre, shopping & parks. This home backs onto walking trails as well! Attached oversized double car garage with double doors. The living room features vaulted ceiling with a gas fireplace with a beautiful stone surround that goes from floor to ceiling. Open concept living area to the kitchen and dining area. The kitchen has brand new quartz countertops, brand new stainless steel appliances in 2022/2023 (with exception of hood fan) are all included, full tile backsplash and a large island. The dining area has garden doors out to the covered deck, beautifully landscaped back yard with recently planted trees, a pond/fountain, fire pit area and dog run. The main floor also features 3 bedrooms in total. A bedroom off the front entry with frenchdoors, can be used as an office or bedroom as it does have a closet. The other bedroom is small but perfect for a nursery or another office/storage. The primary bedroom features vaulted ceilings, a wall closet plus a walk-in closet, ensuite bathroom with soaker tub. Also, on the main floor is a 4pc. bathroom and laundry. The basement is fully finished and has a huge family room, two more bedrooms that are quite large and a full bathroom. Other features: central AC, new hot water tank in 2024, underground sprinklers, in-floor heating in basement and garage, and rough-in for a wet bar in basement family room.