



GRASSROOTS
REALTY GROUP

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**778 Lancaster Drive
Red Deer, Alberta**

MLS # A2281512



\$400,000

Division:	Lancaster Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,165 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Oversized, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed, Garage Workbench (built in outlets to charge tools), 2 TV Mounts, Garage Door Controls (2), Blinds, Water Filtration System

This 5 bed, 3 bath bungalow offers the perfect blend of comfort, convenience, and affordability. The driveway comfortably fits two full-sized vehicles, while the single attached, insulated garage easily accommodates a full-size SUV with room to spare for shelving, fridge or freezer, a workbench, and a storage loft. You'll appreciate the generous front entry; larger than what's found in most single family homes, making everyday life easier when hauling groceries, luggage, kids, or pets. A striking upgrade done in 2023 was having all the interior doors professionally replaced to Masonite solid core design. With the exception of the upstairs bedrooms and bathrooms, the entire home was professionally painted in 2023, including the basement ceiling. The main floor living room features a vaulted ceiling and plenty of space for a large sectional. Two thoughtfully designed cased archways add architectural character and visual interest throughout the main living area. Vinyl plank flooring runs through the main level, with basement carpet, both replaced in 2022. The kitchen is highly functional with an impressive amount of storage and counter space, a fridge replaced in 2025, dishwasher in 2024, and a drinking water tap with filtration system installed in 2023. The bright dining area faces south, flooding the space with natural light. The backyard is a true unassuming retreat. No homes directly face the backyard giving you privacy to sit back here without the feeling of eyes on you, a privacy wall that blocks NW winds, and a professionally rebuilt deck (2023) with an awning added in 2024 to provide shade on hot summer days. This yard is peaceful, sunny, and private. A large shed (new in 2023) completes the outdoor space. On the main level, the front bedroom is currently used as an office. The primary bedroom is tucked away at the back of the home and features a

3-piece ensuite. A third bedroom and 4-piece bathroom complete the main floor. The basement offers an excellent layout with two bedrooms across from one another, a 4-piece bathroom, a large storage room under the stairs—no ducking required, separate laundry room (new washer and dryer late 2025), followed by the utility room, and a large living room. The basement family area is both spacious and cozy, currently set up with a TV area and home gym. A major bonus of this location is the walking path across the street instead of homes, providing more street parking than typically found on Lancaster. Shingles were replaced 11 years ago. All of the renos have been professionally done by the original builder, as they owned the property up until 2023 and the current owner hired them. Central vac is roughed in. Being on a bus route means priority snow clearing. Great walkable score. This home is steps from Collicutt Centre, both high schools, Mattie McCullough Elementary, Deer Park amenities, Notre Dame Plaza, and the 20 Ave walking paths.