



GRASSROOTS
REALTY GROUP

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**22 Lampard Crescent
Red Deer, Alberta**

MLS # A2282345



\$484,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,258 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Closet Organizers, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Garage heater, All the media/speakers in basement, basement TV, electric fireplace, mirror in entry way, closet organizers

Beautifully maintained bi-level backing onto the greenbelt in desirable Lancaster—where convenience meets value. This 4-bedroom home is a fantastic find, ideally located close to schools, Collicutt Recreation Centre, shopping, and more. The main floor welcomes you with a spacious living room featuring a large picture window that fills the space with natural light. A few steps up leads to the heart of the home, where the open-concept kitchen and dining area connect seamlessly. The kitchen offers oak cabinetry, generous counter space, an eating bar, pantry, oversized fridge and freezer, ample storage cupboards, and a central vacuum kick sweep. A garden door off the kitchen opens to a covered deck surrounded with trees and a fully fenced backyard—perfect for relaxing or entertaining. The yard has capacity to add RV parking with a fence/gate change. The main floor also includes three bedrooms and two full bathrooms. The primary bedroom features a walk-in closet plus additional wall-mounted IKEA storage and a 3-piece ensuite. Downstairs, you’ll find a large family room complete with built-in media and speakers (included), an additional bedroom, a full bathroom, and a laundry room with sink/cabinetry and plenty of storage and an extra fridge. Recent updates and features include a brand-new high-efficiency furnace (2025) under warranty with Romaniuk, shingles replaced in 2016, heated attached garage, central air conditioning, irrigation system, and a raised garden bed with power. A well-cared-for home in a prime location—this one truly checks all the boxes.