



GRASSROOTS
REALTY GROUP

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**210 Lindsay Avenue
Red Deer, Alberta**

MLS # A2283606



\$519,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,243 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central A/C Unit

Nicely appointed bi level ideally suited for a family looking for the perfect fit in a home. Situated just steps away from a huge green space with a park area, playground and skating rink for the kids to enjoy. Fully developed with 5 bedrooms and an open, spacious plan for everyone to move around in. Maple hardwood floors enhance the main floor design with a large front sitting room with picture window. The large kitchen and dining area offers an abundance of maple cabinetry which is accented by the stainless steel appliances, coffee bar area ideal for the grab and go mornings plus a family size eating area perfect for the home time gatherings. The generous Primary bedroom is large enough for a King size bed plus additional furniture, full walk in closet plus a private three piece en suite. The finished basement is excellent for entertaining. Massive family room with games area is ideal for media space and socializing. Two larger guest bedrooms plus an additional four piece bath makes things easy for extended family or the stay at home students. Finished laundry space even offers room for extra storage and shelf space. Cozy underfloor heat for the winter plus cooling AC for the summer are two comfort features you will love during the seasons. Venture outside and enjoy the fully fenced and landscaped yard. Large deck offers a gas line for bbq or patio heater. Room for RV parking if needed with swing gate already in place. The oversize attached garage is finished with plenty of room for vehicle protection and extra storage space. Home is also situated in an ideal location for neighborhood amenities plus a number of schools are right in the immediate area.