



**84 Lister Crescent
Red Deer, Alberta**

MLS # A2293247



\$424,900

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Cork, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Oven, Dishwasher, Washer, Dryer, Garage Door Opener, Garage Door Remote x2, Window Coverings, BBQ on Deck, Garage Shelving Units, Laundry Room Shelving, Garage Storage Locker

Welcome to 84 Lister Crescent, a bright and airy 3-bedroom, 2-bathroom bi-level ideally located in one of Red Deer's most convenient neighbourhoods. Situated close to five schools, a nearby playground, the Collicutt Centre, East Hill Shopping Centre, and Notre Dame Plaza, this home offers exceptional access to recreation, shopping, and everyday amenities. Stepping inside, you're greeted by an impressive sunken living room with soaring vaulted ceilings and large windows spanning two levels. Natural light pours into the space, highlighting the rich hardwood flooring. A wide staircase leads up to the main living area, where the kitchen and dining space overlook the living room—creating an open and connected layout that feels bright and welcoming. The kitchen, dining area, and hallway feature cork flooring, offering both warmth and durability in these high-traffic spaces. From the kitchen, step outside to the rear deck, overlooking a nicely landscaped yard complete with a patio area and a 20' x 24' detached garage. The main floor also includes two spacious bedrooms and a 4-piece bathroom, with the bedrooms continuing the same hardwood flooring found in the living room. Downstairs, the bi-level design provides excellent ceiling height and large windows, making the lower level feel open and comfortable. Here you'll find an additional bedroom, a second bathroom, a family room, and the laundry area. Recent updates include a high-efficiency furnace (approx. 2016), newer hot water tank, fresh paint throughout, and newer washer and dryer. Offering 1,066 sq. ft. above grade, a functional layout, and an unbeatable location close to schools, recreation, and shopping, 84 Lister Crescent is a fantastic opportunity to call home.