



**22 Lanterman Close  
Red Deer, Alberta**

**MLS # A2294425**



**\$499,900**

<b>Division:</b>	Lonsdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Open Floorplan		

**Inclusions:** none

Live up and rent down in the family friendly community of Lancaster, just steps from Mattie McCullough School. This fully finished home offers 1,885 of developed living space, 4 bedrooms, 2 full bathrooms, and a double detached garage, making it an excellent opportunity for homeowners and investors alike. The property features two kitchens and two separate laundry areas, one up and one down, providing flexibility for extended family or rental potential. The basement kitchen, appliances, and cabinetry were updated in 2023, adding modern functionality to the lower level. The east facing front allows for bright mornings, while the west facing backyard is perfect for evening sun. The double detached garage is fully boarded and measures approximately 21'6 x 21'5, offering great space for parking, storage, or a workshop. A well rounded property in a convenient location with strong income potential and everyday comfort. Disclaimer: Some images have been virtually staged to illustrate potential use of space. Furniture and decor are not included.