



**267 Lancaster Drive
Red Deer, Alberta**

MLS # A2296422



\$479,900

Division:	Laredo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED BI-LEVEL WITH OVER 1230 SQ. FT. ABOVE GRADE ~ WALK-UP BASEMENT WITH A SEPARATE ENTRY ~ FULLY FENCED SOUTH FACING BACKYARD ~ Covered front entry welcomes you and leads to a spacious foyer with high ceilings ~ The open concept main floor is complemented by high ceilings, creating a feeling of spaciousness ~ the living room features large windows that overlook the front yard ~ Easily host large gatherings in the dining room that opens to the kitchen featuring dark stained wood cabinets, full tile backsplash, ample counter space including an eating bar, walk-in corner pantry, and garden door access to the south facing deck with enclosed storage below ~ The huge primary bedroom can easily accommodate a king size bed with space for a sitting area, has a walk in closet with built in organizers and a 4 piece ensuite ~ 2 additional main floor bedrooms are located next to a 4 piece bathroom ~ The fully finished, walk-up basement has high ceilings, large above grade windows, and operational in floor heating ~ Two oversized bedrooms with ample closet space are located next to a 4 piece bathroom ~ The family room has rows of recessed lighting, a wet bar with fridge and microwave, and walk-up access to the backyard ~ Ample storage throughout ~ Roughed in for central vacuum ~ The sunny south facing backyard is fully fenced with back alley access, has enclosed storage below the deck, and is located next to a walking path ~ Rear parking pad has space for 2 vehicles ~ Excellent location; close to multiple schools, parks and playgrounds, with tons of great shopping, dining and all other amenities close by.