



**45 Lyons Close
Red Deer, Alberta**

MLS # A2299109



\$499,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,395 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Walk-In Closet(s)		

Inclusions: N/A

Check out this fabulous 1394sq.ft. bi-level home with a unique laundry room off the front door (not in the basement). Upstairs you will find 2 bedrooms, full bath, with a 3 piece ensuite. The South East facing living room brings in your morning & afternoon light. The kitchen is sure to impress with cherry cabinets, corner pantry and an eating bar with room for a large dining room table to entertain your friends. Step thru your garden doors to enjoy your summer evenings BBQing while you overlook your fenced in back yard that is great for the kids and critters in your life. But, what is sure to impress is the 28' x 28' detached heated garage. Lets throw in air conditioning, in floor heat and hot water on demand and you're sure to comfy in every season. With 3 schools, the Collicutt recreation center, parks, restaurants and an off-leash dog park, this makes for a perfect family home. So if you're just starting out as a new home owner, or ready to downsize, this could be your perfect place. Call your realtor today to book a viewing.