



140 Lindman Avenue
Red Deer, Alberta

MLS # A2299434



\$600,000

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, garage door opener & 2 controls, central vac & attachments, tv wall mounts x 3, shed, gazebo, firepit, planter boxes, all floating shelves, night stands in primary bedroom.

A fully developed two storey in Laredo! The tiled front entryway greets you to the open style floor plan. Maple kitchen cabinets are accented by crown mouldings, an eating bar island, full tile backsplash, stainless steel appliances and a walk in pantry. The eating area has patio doors to the wood deck that features aluminum railings. Relax in the living room next to the electric fireplace. Brand new vinyl plank flooring was just installed throughout the main floor. Follow the vinyl plank stairs with wrought iron railings upstairs. The king sized primary bedroom has a fan, carpet, a walk in closet and a 4 piece ensuite with drawers and a window. There are 2 additional bedrooms, a 4 piece bathroom and a bonus room that could be used as a 5th bedroom (no closet). The basement is warmed by underfloor heating with a 4th bedroom, a 3 piece bathroom and a family room with vinyl plank flooring (new flooring in 2025). The south west facing backyard is landscaped with an interlocking stone patio, a firepit, a gazebo, a shed and vinyl fencing. The garage has a drain, rough in for a gas heater and central vac. The home has A/C. A great location within walking distance to the pond and path system.