



**252 Lancaster Drive  
Red Deer, Alberta**

**MLS # A2299435**



**\$445,000**

<b>Division:</b>	Lancaster Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan		

**Inclusions:** Air Compressor in Garage, Shelving in Garage, Garage door opener and 2 remotes

Located in one of Red Deer's most family-friendly neighbourhoods, 252 Lancaster Drive offers the kind of convenience and comfort that makes everyday life easier. Just blocks from St. Francis Middle School, Hunting Hills High School, Notre Dame High School, and the Collicutt Centre, this is a location that truly works for a busy family. East Hill Shopping Centre is minutes away, and quick access to 19 Street makes commuting in or out of the city simple and efficient. Set on a corner lot, this property provides excellent parking options with a large driveway, a heated 25 x 27 detached garage, and additional street parking for guests or extra vehicles. It is a practical setup for growing families or anyone needing flexible space. Inside, the home features five bedrooms and two bathrooms, offering room for everyone to spread out comfortably. The moment you walk in, you are welcomed by a spacious entryway with vaulted ceilings that create a bright and inviting first impression. Vinyl plank flooring runs throughout the home, tying each space together while offering durability and easy maintenance. The main level is designed with an open concept layout that allows natural light to pour in through large windows. The living room, dining area, and kitchen all connect seamlessly, making it easy to stay engaged whether you are relaxing, hosting, or preparing meals. The kitchen is both functional and stylish, featuring black appliances, including a Bosch dishwasher, along with a corner pantry for added storage. Updated fixtures throughout the home add a fresh and modern touch. Just off the dining area, a door leads out to a large deck, perfect for enjoying sunny days or firing up the barbecue. The main floor also includes three bedrooms, including a spacious primary bedroom that comfortably fits a king-sized bed. Large windows bring in plenty of natural light while mature

trees in the front yard provide added privacy. Downstairs, the fully developed basement offers a generous family and recreation space that is ideal for movie nights, watching the game, or giving kids a place to unwind. Large windows keep the space feeling bright and open, avoiding that typical basement feel. Two additional bedrooms, a full bathroom, and a modern laundry area complete the lower level. The backyard is fully landscaped with brick and concrete, creating a low-maintenance outdoor space that can be enjoyed as is or adapted to suit your needs. There is also additional side yard space that could be fenced for more usable yard area if desired. With key updates already taken care of, including a furnace three years old, hot water tank four years old, roof about ten years old, and flooring, baseboards, and trim updated four years ago, the air conditioning is just a cherry on top when it comes to comfort leveles,home offers peace of mind along with its welcoming feel. This is a home that has been well cared for and thoughtfully maintained, ready for the next family to move in and make it their own.