



**226 Livingston Close  
Red Deer, Alberta**

**MLS # A2300040**



**\$479,900**

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to 226 Livingston Drive &mdash; a fully finished home with a walkout basement and an oversized heated double detached garage. From the moment you arrive, you'll appreciate the strong curb appeal with modern siding, a covered front porch, and permanent perimeter lighting that can be customized for any season or occasion. Inside, the bright open-concept main floor features a stylish kitchen with ceiling-height cabinetry, tile backsplash, stainless steel appliances, and a pantry. The adjacent dining area offers plenty of space for gatherings and flows into a comfortable and spacious living room filled with natural light from the large front-facing window. The main level is complete with the primary bedroom, a second bedroom, a 4-piece bathroom, and a convenient stackable washer and dryer, with additional laundry hookups available in the basement if you prefer to relocate it there. The front entry offers a functional space to welcome guests along with a coat closet. Downstairs, the walkout basement provides a bright and spacious feel and includes a large family/games room, two additional bedrooms, a 3-piece bathroom, and a utility/storage room. Outside, you can enjoy multiple outdoor living areas including a deck off the kitchen and a large lower deck that extends toward the garage, along with a fully fenced yard finished with low-maintenance vinyl fencing. The impressive 24' x 30' heated and finished garage features over 10-foot ceilings, 220 wiring, two overhead doors, and two man doors, offering excellent space for vehicles, storage, and workspace. Additional upgrades include triple-pane windows. Located in the desirable newer neighbourhood of Laredo, this home is close to parks, playgrounds, schools, shopping, and the Collicutt Recreation Centre.