



**44 Leonard Crescent  
Red Deer, Alberta**

**MLS # A2300049**



**\$470,000**

<b>Division:</b>	Lonsdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Visit REALTOR® website for additional information. Situated in the desired neighbourhood of Lonsdale in Red Deer, this bi-level home with double detached garage delivers the kind of layout and location that work for real family life. With 4 bedrooms, including 3 on the main level, it offers a functional setup that’s increasingly hard to find. The main floor is well laid out with defined living spaces that create a natural flow without everything feeling open or exposed. Updated flooring and quartz countertops in the kitchen bring a clean, modern feel, while central air and a newer high-efficiency furnace add everyday comfort and efficiency. The dining area opens onto the deck, making it easy to step outside for summer BBQs and everyday use. The fully finished basement expands your living space with a large rec room &mdash; ideal for a second living area, kids’s space, or movie nights &mdash; giving everyone room to spread out. It also includes an additional bedroom, a 3-piece bathroom, dedicated laundry, and plenty of storage. Outside, the yard and deck provide usable outdoor space, and the 23x24 garage &mdash; wired and insulated &mdash; adds real value for storage, parking, or workspace needs. Located on family-friendly crescent in Lonsdale, this is a home that prioritizes function, comfort, and a neighbourhood people genuinely want to be part of.