



101 Lindman Avenue  
Red Deer, Alberta

MLS # A2114137



**\$564,900**

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings, washer & dryer on main.

A two storey with 3 bedrooms upstairs and a bonus room! The curb appeal is accented by the front attached double car garage & cement front step. The tiled front entryway leads you to the open style floor plan. Two toned maple kitchen cabinets are complemented by crown mouldings, full tile backsplash, quartz countertops, corner pantry, island with a sil granite sink, an eating bar, stainless steel appliances, and maple hardwood floors. The eating area has patio doors with built-in blinds to the deck. The living room has grey toned maple hardwood floors & a gas fireplace with floor to ceiling tile surround. The 2 piece powder room has quartz countertops. The tiled back entryway has main floor laundry with built-in cupboards for your convenience. Follow the maple & wrought iron railings up to the large bonus room with vaulted ceilings. There are three bedrooms and 2 bathrooms upstairs. The king sized primary bedroom has a fan, double windows, a walk-in closet & a 5 piece tiled ensuite with double sinks, quartz countertops, a corner soaker tub with tile surround & a separate shower. The basement is ready for your development with rough in for a bathroom & rough in underfloor heat. The attached garage has a floor drain. The landscaped backyard has a deck with aluminum railings & a vinyl fence. Great location just steps away from the pond, parks and paths.