



**14 Langford Crescent  
Red Deer, Alberta**

**MLS # A2158422**



**\$509,900**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped		

**Heating:** In Floor, Fireplace(s), Forced Air, See Remarks

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Ceiling Fan(s), Crown Molding, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Discover this stunning bi-level home located in the quiet and desirable southside of Red Deer, AB. With 1,388.72 sq. ft. above grade, this beautifully modified home features 4 bedrooms and 3 bathrooms, offering ample space for your family. The spacious main floor boasts hardwood, tile, and laminate flooring, granite countertops, and plenty of cupboards, all under a vaulted ceiling. Step outside onto the covered deck with metal railings and enjoy the landscaped backyard. The fully developed walkout basement adds over 800 sq. ft. of additional living space, complete with in-floor heating, a wet bar, and newer furnace and hot water tank. The home also includes central air conditioning and a double attached garage. Conveniently located close to schools, shopping, recreation, and transit, this home offers comfort and accessibility in a prime location. Don't miss out on this incredible opportunity!