

106 Lord Close  
Red Deer, Alberta

MLS # A2162664



## \$495,000

<b>Division:</b>	Lancaster Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WINDOW COVERINGS, A/C, GARAGE DOOR & CONTROL, CENTRAL VACUUM ATTACHMENTS, SHED.

FULLY DEVELOPED 5 BEDROOM, 3 BATH BI-LEVEL ~ SOUTH FACING BACKYARD ~ 22' x 22' ATTACHED GARAGE ~ Many recent updates and renovations including; Triple pane windows throughout, shingles, large composite deck with aluminum railings, underground sprinkler system, vinyl fence, paint, hardwood flooring, stone countertops, tile backsplashes, light fixtures, Hunter blinds throughout (main windows are motorized), hot water tank, air conditioning ~ Step into the foyer with tile flooring and high ceilings ~ An open staircase leads to the living room that features hardwood floors, vaulted ceilings, and floor to ceiling windows that frame views of the front yard and flood the space with natural light ~ Vaulted ceilings continue into the kitchen featuring plenty of maple cabinets, a stylish tile backsplash, stone countertops including an island with an eating bar, undermount sink with a window above and stainless steel appliances ~ The dining room is perfect for hosting large family gatherings and features a generous wall pantry, a built-in display cabinet with glass doors, a sizeable south facing window that fills the room in natural light ~ Garden door access to the sunny, recently rebuilt deck, which boasts composite decking, aluminum railings, and a gas line for your BBQ or patio heater ~ The primary bedroom offers generous space to comfortably fit a king-size bed along with multiple pieces of large furniture, features a walk in closet with built in organizers and a stylish 3 piece ensuite with a walk in shower providing both comfort and convenience ~ Two additional main floor bedrooms are generously sized and conveniently located across from the 4 piece main bathroom with a linen closet and skylight ~ The fully finished basement is a versatile space with large above grade windows, has tons of storage throughout and includes a spacious family room wired for sound, two

large bedrooms, a dedicated office/homework space and a 4 piece bathroom ~ The basement also features a laundry room with tile floors, a newer front load washer and dryer, an abundance of built-in cabinets with a sink and an oversized built in desk/folding counter ~ Additional features include a convenient central vacuum system ~ 22' x 22' double attached garage is insulated, finished with drywall and comes equipped with both hot and cold taps, has a new door, motor, and is roughed in for a gas heater, making it perfect for all your storage or hobby needs ~ The south facing backyard is fully landscape, includes a garden shed, has a sandbox tucked beneath the deck, is fully enclosed with vinyl fencing and bordered by an alley on the sides and back ~ Ideally situated just steps from multiple schools for all grades, Collicut Recreation Centre, numerous shopping plazas with a variety of amenities, as well as parks, playgrounds, and walking trails, making this location perfect for a vibrant and active lifestyle.