

## 71 Lawrence Crescent Red Deer, Alberta

MLS # A2247022



# \$474,900

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Single Family Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Rare Find in Lancaster Green! Properties like this on Lawrence Crescent don't come along often. This beautifully maintained 2-storey home offers 5 bedrooms, 3.5 bathrooms, and countless recent upgrades, making it truly move-in ready. From the moment you pull into the double attached garage or step into the welcoming front foyer, you'll feel the warmth and openness of this home. The main floor features a bright sitting area, a cozy living room, and an eat-in kitchen with all new appliances (2022), plus a convenient half bath. Upstairs, you'll find two spacious bedrooms, a full bathroom, and the primary suite complete with its own ensuite and walk-in closet. The fully finished basement adds two more bedrooms, a family room, a full bathroom, laundry, and the utility room. The west-facing backyard offers RV parking with back alley access and backs onto a trail/green space—perfect for evening sunsets and extra privacy. Located close to shopping, parks, trails, the Collicutt Centre, Hunting Hills High School, Ecole Secondaire Notre Dame High School, and with quick access to major roadways. Major upgrades in the last 5 years include: \*Central A/C \*Furnace & hot water tank \*Shingles \*Washer & dryer \*Paint & light fixtures \*All kitchen appliances With all the big-ticket items done, all that's left to do is for you to move in and enjoy!