

175 Lyons Close
Red Deer, Alberta

MLS # A2254419



\$444,000

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	In Floor, Forced Air
Floors:	Hardwood, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Central Vacuum, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, barbeque, garage door remotes, dog house, central vacuum (as-is, works just taped to hold together for floor attachment)

Tucked away at the end of a close, this fully finished bi-level warmly invites new owners to settle in. The main floor offers a cozy living room with a gas fireplace, a bright kitchen with oak cabinets, stainless steel appliances, and two brand-new upgrades — a fridge with water & ice and a dishwasher. The dining area door opens to the duradeck-finished deck with gas line for BBQ, overlooking the fenced yard complete with a large separated dog run and under-deck storage. Two bedrooms and two bathrooms are on the main floor, including a primary suite with its own ensuite. The fully developed basement adds two more bedrooms, a 4-piece bathroom with laundry, a huge family room, and plenty of storage. Other standout features include: brand-new shingles with transferrable workmanship warranty, heated attached garage (fully drywalled and finished), functional in-floor heating in the basement, and central vacuum. With nearby amenities and move-in ready upgrades, this home is designed for comfort and convenience!