

65 Lamont Close  
Red Deer, Alberta

MLS # A2262128



\$395,000

|                    |                                                                                   |                   |                   |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-------------------|
| <b>Division:</b>   | Lancaster Meadows                                                                 | <b>Water:</b>     | -                 |
| <b>Type:</b>       | Residential/House                                                                 | <b>Sewer:</b>     | -                 |
| <b>Style:</b>      | Bungalow                                                                          | <b>Condo Fee:</b> | -                 |
| <b>Size:</b>       | 1,105 sq.ft.                                                                      | <b>Age:</b>       | 1998 (27 yrs old) |
| <b>Beds:</b>       | 4                                                                                 | <b>Baths:</b>     | 2                 |
| <b>Garage:</b>     | Double Garage Detached                                                            | <b>LLD:</b>       | -                 |
| <b>Lot Size:</b>   | 0.14 Acre                                                                         | <b>Zoning:</b>    | R-L               |
| <b>Lot Feat:</b>   | Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape           | <b>Utilities:</b> | -                 |
| <b>Heating:</b>    | Forced Air                                                                        |                   |                   |
| <b>Floors:</b>     | Hardwood, Laminate                                                                |                   |                   |
| <b>Roof:</b>       | Asphalt Shingle                                                                   |                   |                   |
| <b>Basement:</b>   | Finished, Full                                                                    |                   |                   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                |                   |                   |
| <b>Foundation:</b> | Poured Concrete                                                                   |                   |                   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |                   |
| <b>Inclusions:</b> | N/A                                                                               |                   |                   |

Welcome to this fully finished bungalow with a double detached garage. Step into the front entry that opens to a welcoming living room with hardwood floors and views of the front yard. The floor plan flows into the dining area and kitchen, where you’ll find an eating bar, pantry, plenty of cabinet space, and easy access to the large back deck for summer BBQs. Down the hall, the primary bedroom offers dual closets, alongside two additional bedrooms, one with washer/dryer hookups in the closet and a 4-piece bathroom. The fully finished basement expands your living space with a spacious family room featuring a cozy gas fireplace, a fourth bedroom, a second 4-piece bathroom, and a large laundry/storage room. Enjoy your private, fully fenced backyard featuring a double detached garage, a convenient rear gate for RV parking, and even a removable dog run off the deck, perfect for pets or flexible yard use. This 4-bed, 2-bath bungalow is move-in ready and offers everything your family needs in a great location.