

16 Lawrence Crescent
Red Deer, Alberta

MLS # A2272992



\$390,000

Division:	Lancaster Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,070 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: STOVE, FRIDGE, DISHWASHER, WASHER/DRYER, GARAGE DOOR OPENER, GARAGE DOOR CONTROLER (1)

Move-in ready, spacious half-duplex in desirable southeast Red Deer! This fully finished home features an attached single garage, newer fully fenced yard, and covered front entry. Enjoy a bright, south-facing living room with gas fireplace, and a spacious kitchen with abundant cabinetry, walk-in pantry, and garden-door access to the deck from the dining area. Two bedrooms on the main floor include a master with walk-in closet and 2-piece ensuite. The fully finished basement offers a bright family room, 3-piece bath, oversized bedroom with walk-in closet, and plenty of storage. Freshly painted with shingles replaced within the last five years. Walking distance to Collicutt Centre, multiple schools, and close to shopping and dining. Quick possession available!