

**625 Lancaster Drive
Red Deer, Alberta**

MLS # A2243528



\$484,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot, Native Plants, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge (X3), Stove/Oven (X2), Dishwasher, Stove/Range Hood, any and all Window Coverings, Garage Door Opener with One Remote, Garage Heater, Washer/Dryer, Shed		

Welcome to 625 Lancaster Drive—an exceptionally spacious bungalow in one of Red Deer’s most desirable southeast neighbourhoods, near the Collicutt Centre, public transit, schools, and east-side shopping. With over 2,400 sq ft of developed living space, this home features a bright main floor layout that includes a generous living room, a large kitchen with plenty of cabinet space, and three bedrooms, including a primary with a 3-piece ensuite. A 4-piece main bath completes the main level. The fully developed basement includes a separate walk-up entrance and an illegal suite, complete with a family room with fireplace, kitchenette, and two additional bedrooms. One lower bedroom features a walk-in closet and a large ensuite with soaker tub and separate shower. Shared laundry and mechanical are also located in the basement. Outside you’ll find a heated, insulated double detached garage, a fenced backyard, and RV parking with alley access. If you’re looking for a flexible layout with multiple living areas in a well-located home, this one is worth a closer look.