

## 780-831-7725

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## 94 Lund Close Red Deer, Alberta

MLS # A2253828



\$549,000

Division:	Lancaster Meadows				
Туре:	Residential/House				
Style:	1 and Half Storey				
Size:	2,088 sq.ft.	Age:	1999 (26 yrs old)		
Beds:	5	Baths:	3		
Garage:	Double Garage Attached, Driveway, Garage Faces Front				
Lot Size:	0.27 Acre				
Lot Feat:	Pie Shaped Lot				

Floors:Hardwood, TileSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Finished, FullLLD:-Exterior:Brick, Vinyl Siding, Wood FrameZoning:R-LFoundation:Poured ConcreteUtilities:-	Heating:	In Floor, Forced Air	Water:	-
Basement: Finished, Full LLD: - Exterior: Brick, Vinyl Siding, Wood Frame Zoning: R-L	Floors:	Hardwood, Tile	Sewer:	-
Exterior: Brick, Vinyl Siding, Wood Frame Zoning: R-L	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Finished, Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
	Foundation:	Poured Concrete	Utilities:	-

Features: Vaulted Ceiling(s)

Inclusions: Hot Tub AS IS

Motivated Seller - This home truly has it all — 5 bedrooms, 3 bathrooms, a double attached garage, a large insulated shop, plus RV parking, on a beautifully landscaped massive pie lot — all right in the city and just steps away from schools and Collicut recreation center! Step inside to a grand foyer with soaring vaulted ceilings and a massive living/dining room that makes a lasting first impression. Overlooking the main floor is a versatile loft, currently divided into an office and a sewing/craft space, complete with closets and a separate storage area. The spacious main floor features maple hardwood floors, convenient laundry and 2 bedrooms. The kitchen and family room are the heart of the home with plenty of cabinetry/counters, a stunning stone fireplace, and built-in entertainment unit and cabinets. The fully finished basement offers 3 more bedrooms, an additional bathroom, and cozy underfloor heating — ideal for family or guests. Basement family room area is large enough to accommodate all your plans for enjoying this space! Enjoy summer days in the landscaped yard with a spacious concrete patio, mature trees, including fruit trees, fire pit area and still lots of room to play! Perfect for entertaining. The impressive detached shop at the back will make it an excellent workspace, hobby area, or additional parking option. And don't forget the RV parking plus additional parking spaces with convenient back alley access! All new shingles on house, garage and work shop in 2023.