



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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175 Lyons Close
Red Deer, Alberta

MLS # A2254419



\$444,000

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Vaulted Ceiling(s)		

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!