

103 Lyons Close  
Red Deer, Alberta

MLS # A2219830



**\$450,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL		

FULLY DEVELOPED 5 BEDROOM, BATHROOM BI-LEVEL IN LANCASTER GREEN ~ DOUBLE DETACHED GARAGE ~ LANDSCAPED & FULLY FENCED BACKYARD ~ A sun filled foyer with built in shelving welcomes you ~ Vaulted ceilings in the main living space create a feeling of spaciousness ~ The living room features floor to ceiling windows that fill the space with natural light and overlook the front yard ~ The kitchen offers a functional layout and offers an abundance of light stained maple cabinets, ample counter space including an eating bar, full tile backsplash, and a wall pantry ~ Easily host large gatherings in the dining room featuring built in shelving, a large picture window and a separate entry leading to the deck and backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 3 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and are conveniently located across from the 4 piece main bathroom ~ The fully finished basement has large above grade windows and offers a large family room with a wet bar, 2 bedrooms, a 3 piece bathroom with a tiled shower, laundry and ample space for storage ~ The backyard is landscaped with mature trees, shrubs and perennials, has a stone patio, storage below the deck, and is fully fenced with back alley access ~ Excellent location; steps to multiple schools, parks, playgrounds, walking trails, multiple shopping plazas with all amenities and the Collicut Rec Centre.