

# \$420,000 - 224 Lindsay Avenue, Red Deer

MLS® #A2215562

**\$420,000**

4 Bedroom, 3.00 Bathroom, 1,051 sqft

Residential on 0.09 Acres

Lancaster Green, Red Deer, Alberta

Don't miss out on this incredible chance to own a sturdy bungalow-style duplex, conveniently located within walking distance of both middle and high schools, as well as the Collicut recreation facility. This unit features a spacious open floor plan that is perfect for modern living. The main level showcases a generous kitchen complete with an island, plentiful counter and cupboard space, a pantry, and a sizable dining area that seamlessly connects to the sunlit living room. With two large windows flooding the space with natural light, the living room also boasts a cozy gas fireplace and elegant laminate flooring.

The main floor includes a spacious primary suite equipped with a walk-in closet and a three-piece en suite bathroom. Additionally, you'll find a second bedroom, a full four-piece bathroom, and the convenience of main floor laundry. The lower level is partially finished and includes two large bedrooms, a recreational area, a substantial storage room, and a partially completed two-piece bathroom. The double attached garage provides ample space for both your vehicle and any additional storage needs. Step outside to enjoy a fully fenced and landscaped backyard, complete with a covered deck ideal for barbecuing even on rainy days. Located just down the street from a middle school and within easy walking distance to shopping, recreational facilities, and other schools, this property is an ideal



choice for families or investors seeking a rental with a long-term tenant. Upgrades include shingles (2018) and Hot Water tank (April 2025)

Built in 2005

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215562               |
| Price          | \$420,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,051                  |
| Acres          | 0.09                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 224 Lindsay Avenue |
| Subdivision | Lancaster Green    |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4R 3P3            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air  |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Landscaped           |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 7                |
| Zoning         | R1A              |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.