

219 Lancaster Drive
Red Deer, Alberta

MLS # A2246634

\$469,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,109 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, hood fan, garage door opener & remote(s), window coverings

Welcome to 219 Lancaster Drive ‐ Where Comfort Meets Convenience in Lancaster Green Step into this beautifully appointed 1,109 sq. ft. bi-level home nestled in the heart of sought-after Lancaster Green. With its heated double attached garage, thoughtfully designed layout, this home offers the perfect fusion of style, function, and family-friendly living. Main Living Area ‐ Bright, Airy & Inviting From the moment you walk in, you're greeted by soaring vaulted ceilings and sun-drenched windows that create a warm, open atmosphere. The kitchen is a chef's delight with ample cabinetry, two potential pantry spaces, coffee bar and an intuitive layout that makes everyday cooking a breeze. Retreat to the spacious primary suite, perfectly sized for a king bed and complete with his and hers closets and a private 4 piece ensuite. A second bedroom and full bath complete the main floor ‐ ideal for guests, children, or a stylish home office. Lower Level ‐ Space to Live, Work & Play The fully developed basement offers incredible flexibility with two generously sized bedrooms, 3 piece bathroom and a large open rec/family room, perfect for movie nights, a playroom, or even a home gym. This lower level offers comfort, space, and endless possibilities. Outdoor Living ‐ Sunshine & Serenity Step outside to your south-facing backyard, designed for soaking up the sun. Enjoy your morning coffee or evening glass of wine on the spacious deck, or host summer BBQs with family and friends. The heated double garage adds both comfort and convenience during those colder months. Location ‐ The Best of Lancaster Green Located just moments from parks, schools, shopping, and dining, with quick access to the QE2, this home is perfectly positioned for both commuters and community lovers alike. This move-in-ready gem

has been lovingly maintained and shows true pride of ownership throughout. Whether you’re upsizing, rightsizing, or finding your forever home – 219 Lancaster Drive is the one you've been waiting for.