

# \$469,900 - 244 Lindsay Avenue, Red Deer

MLS® #A2208384

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Lancaster Green, Red Deer, Alberta

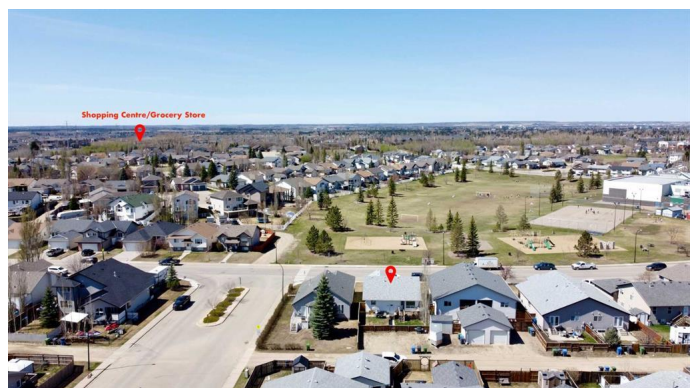
Located in the desirable Lancaster neighborhood, this legally suited 1,249 sq. ft. raised bungalow offers an unbeatable location across from a park and green space, within walking distance to St. Francis of Assisi School. Plus, it's just minutes from the Collicutt Centre recreational facility and nearby shopping, making it perfect for families and tenants alike. The main level features a bright and spacious layout with three bedrooms and a well-appointed kitchen with ample cabinetry, a raised breakfast bar, and a large pantry. Convenient main-floor laundry hookups add to the functionality. A charming front veranda and a large back deck provide great outdoor living spaces. The separate basement suite is bright and welcoming, offering two generously sized bedrooms, a kitchenette with a sink and fridge, and in-floor heat roughed in. Additional highlights include ample parking and immediate possession available if the buyer is willing to assume the current tenants. Upgrades include new shingles (2021), a newer furnace (2015), a hot water tank (2018), and updated vinyl tile flooring upstairs (2014). Don't miss this fantastic investment opportunity in a prime location!

Built in 2005

## Essential Information

MLS® # A2208384

Price \$469,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,249       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 244 Lindsay Avenue |
| Subdivision | Lancaster Green    |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4N 6X5            |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Pantry, Separate Entrance, Vinyl Windows |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air, In Floor Roughed-In   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Suite   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 32              |
| Zoning         | R-L             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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