

# **\$574,900 - 70 Larsen Crescent, Red Deer**

MLS® #A2220815

**\$574,900**

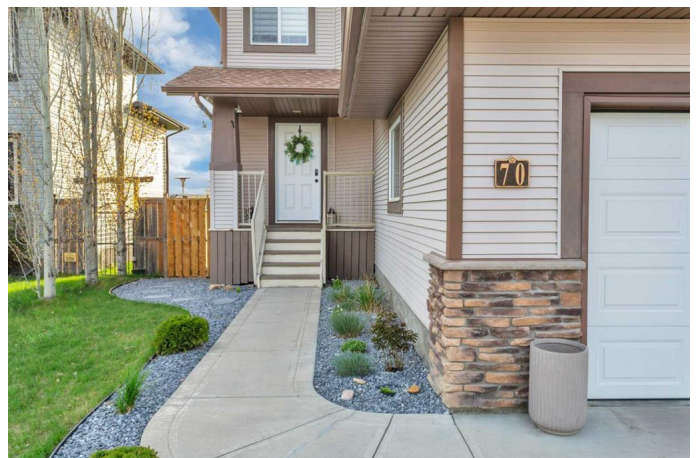
4 Bedroom, 4.00 Bathroom, 1,586 sqft

Residential on 0.16 Acres

Lonsdale, Red Deer, Alberta

Well kept 4 bedroom 2 storey backs on to a Green Space with no neighbours behind or in front & recent quality updates. Inviting large entry expands to open concept living room with arched entries to kitchen & dining room. A fantastic stone surround fireplace & new vinyl plank flooring highlight this space, with a forever view through large windows enhanced by Silhouette blinds, consistent throughout the home. Family sized kitchen island has room for seating, cupboards are plentiful & there is a corner pantry as well. The main floor laundry is super convenient, with folding counter & shelf & leads to the double attached garage. Flared staircase with soaring ceiling & huge windows takes you to 2nd floor with 3 bedrooms, all sized well & a 4 piece bathroom.

The primary bedroom has a 3 piece ensuite & great walk in closet. A fully finished basement with oversized windows offers a comfortable family room with lots of room for a big screen tv & sectional & huge guest/teen bedroom with built in desk. Another 4 piece bathroom, storage in utility room & under stairs finish off this level. West facing backyard is huge & fully fenced with no maintenance deck, nice landscaping & potential for RV parking. Recent upgrades include: new flooring, including vinyl plank on main floor & carpet upstairs & in basement; 2 new vanities & new toilets in all bathrooms; Silhouette Blinds enhance all of the windows; newer washer & dryer; A/C. Lovely family home, no neighbours behind or in front & steps away



from bike/walking paths & all amenities.

Built in 2009

### **Essential Information**

MLS® #	A2220815
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,586
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	70 Larsen Crescent
Subdivision	Lonsdale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0J2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, On Street
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Street Lighting, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	7
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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