

## 35 Landry Bend Red Deer, Alberta

MLS # A2297851



# \$524,900

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lonsdale                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | Bi-Level                                                 |               |                   |
| <b>Size:</b>     | 1,217 sq.ft.                                             | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 5                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped |               |                   |

|                    |                                                                                         |                   |     |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** Shed, TV Mount in Primary Room, Any applicable garage remotes

This five-bedroom bi-level in Lonsdale checks a lot of the right boxes for a growing family. Built in 2006 and sitting at 1,217 sq ft above grade, the layout gives you three bedrooms on the main floor and two more downstairs &mdash; plenty of room to spread out without feeling like you're on top of each other. The main floor is bright and functional. The living room gets great natural light, and the eat-in kitchen is a comfortable size for everyday family life, featuring a kitchen island, laminate counters, darker oak cabinetry, and stainless appliances. The primary bedroom has a walk-in closet and a private 3-piece ensuite with a stand-up shower. A second full 4-piece bathroom rounds out the main level. The basement is fully developed and genuinely usable space. A second living area with french doors and solid lighting gives the kids &mdash; or guests &mdash; their own zone. Both basement bedrooms are good-sized with laminate floors and decent closets, and the 4-piece bathroom down here is a step above average, with a tiled floor, modern vanity, and a deep soaker tub with tiled surround. There's also roughed-in plumbing for a future wet bar and roughed-in underfloor heating if you ever want to add those finishing touches. The mechanical side of this home is in great shape. The furnace was replaced in 2024, shingles in 2025, hot water tank in 2026, and the air conditioner was added in 2022. The fridge and dishwasher are both new as of 2025, and the washer, dryer, and microwave have all been updated in recent years. Central vacuum is roughed in as well. Out back you'll find a wood deck with privacy lattice, a landscaped yard, and a large shed for storage. Lonsdale is one of those neighbourhoods that just works well for families &mdash; quiet streets, a playground at the end of the block, and elementary, middle, and high schools all within walking distance. The

Collicutt Centre is also close by on foot, with shopping and amenities just a short drive away.