

# \$564,900 - 70 Langford Crescent, Red Deer

MLS® #A2242843

**\$564,900**

4 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.12 Acres

Lancaster Green, Red Deer, Alberta

**\*\*Walkout Bungalow in Desirable Lancaster\*\***

Falcon built walkout bungalow nestled in a quiet crescent in the prestigious Lancaster Green area, backing onto an expansive green space (that's right - no neighbor's behind).Â As you enter, you're welcomed by a spacious foyer leading to a open floorplan and vaulted ceilings!Â The renovated kitchen features ample cupboards, large island with dual sinks and water filtration system, quartz countertops, a walk-in pantry and stainless appliances, perfect for culinary enthusiasts.Â The designated dining area leads to a deck with natural gas hook up and is perfect for entertaining and enjoying views.Â The living room, equipped with a cozy gas fireplace also boasts large windows flooding the area with natural light.Â The primary bedroom features an ensuite with a corner jetted tub and separate shower.Â An additional 4pc bathroom, main floor laundry and office / bedroom complete the main floor area.Â For entertainment, the lower level includes a wet bar and a spacious rec room that leads to the landscaped back yard complete with poured concreted patio and firepit.Â The downstairs walkout also features 2 more bedrooms, 4 pc bathroom, big bright windows, storage and in-floor heat.Â Key upgrades and extra features include: complete kitchen renovation in spring 2021, main floor laundry, central air conditioning, CAT5 wiring, built-in speakers, tall arched windows, art niches, hardwood & tile flooring, and updated hot water tank in fall



of 2020.Â The property includes a fully finished and heated double attached garage and benefits from close proximity to local schools like Saint Francis Middle School, enhancing its appeal for families. This home not only offers a family friendly living environment but also integrates practical amenities for everyday convenience, making it an ideal choice for those seeking style, comfort, and functionality.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242843    |
| Price          | \$564,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,413       |
| Acres          | 0.12        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 70 Langford Crescent |
| Subdivision | Lancaster Green      |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4R 3E5              |

**Amenities**

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

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                                      |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt                                                        |
| Construction      | Vinyl Siding                                                   |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 6               |
| Zoning         | R-L             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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