

# \$338,500 - 219 Lyons Close, Red Deer

MLS® #A2233073

**\$338,500**

2 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.09 Acres

Lancaster Green, Red Deer, Alberta

Do not Miss Out on This Listing! This 1/2 duplex bi-level [ Canada West custom built ] for these original owners is located on a cul-de-sac / close to Schools / Parks / Shopping. The home, which is Smoke Free and Pet Free, has a Warm, Welcoming Feeling the minute you step inside / boasts a Nice-Sized Entrance / front closet / once you're in the living room, you'll notice two wall-mount lights on either side of the living room window / the home features large windows throughout, both upstairs and down. Upstairs windows feature Hunter Douglas Blinds. The Quality in the Canada West build is evident in its cupboards and finishing throughout. The home has a Great Cooking Kitchen with a Corner Pantry / California pull-outs in some cupboards / newer lighting [with remote control features] / microwave and stove / from the kitchen, enjoy a nicely covered 8x12 deck [with a Pull-Down Sun-Blocking Blind] / deck has storage underneath / fenced yard / rear parking / 8x11 shed / with room to build a garage in the future (with City approval). The home offers 2 beds / 2 baths / walk-in closet in the Master Bedroom / roughed-in floor heating in the basement / Washer and Dryer are Newer (within the last 4-5 years) / central vac / the furnace includes an air exchanger switch upstairs, which is convenient to turn on and off / the owners say they love the air exchanger as it helps keep the home cool in warmer weather. Shingles are also newer. The home's location



offers easy access to main roadways for getting in and out of Red Deer and around the city. This Home Feels like it was Built Yesterday as itâ€™s in such Great Shape, and Pride of Ownership is very Obvious. Easy To Show!

Built in 2005

### Essential Information

MLS® #	A2233073
Price	\$338,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,087
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	219 Lyons Close
Subdivision	Lancaster Green
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 3P4

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Other, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Realty Executives Alberta Elite
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