

**49 Leung Close  
Red Deer, Alberta**

**MLS # A2271747**



**\$615,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lancaster Green                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,452 sq.ft.                                                             | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De |               |                   |

|                    |                                                             |                   |     |
|--------------------|-------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                                                      | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |                   |     |

**Inclusions:** N/A

Beautiful 4-Bedroom Walkout Bungalow Backing onto Expansive Park/Green space! Step into this beautifully walkout bungalow located in Prime Lancaster Greens. Situated on a quiet close and backing onto lush green space with walking paths. The home offers seamless indoor-outdoor living and picturesque backyard views—perfect for family life or entertaining. Some Highlights: New Furnace and water heater in 2025. ‘x’ heated garage, Central Air Conditioning, Open Concept Main floor with vaulted ceilings. Main floor Office and can be a 2nd Bedroom in Main floor. Fully finished Walkout Basement with underfloor heating. Large Windows throughout the house. Three extra Bedrooms in the Walkout Basement. Well appointed 4 piece bathroom in Basement. One more Time: Park/Green Space just steps away from YOUR HOME.