

**46 Lindman Avenue**  
**Red Deer, Alberta**

**MLS # A2197663**



**\$559,900**

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Bracket, Two Garage Controls, 10 Year Progressive New Home Warranty

ABSOLUTELY STUNNING QUALITY BUILT MODIFIED BILEVEL NEW BUILD BY SAN MARIA HOMES IN LAREDO S.E. RED DEER! Beautiful Tiled Entry leading to the MAIN LEVEL OPEN PLAN LIVING/DINING/KITCHEN with luxury vinyl plank flooring, vaulted ceilings and an Eye-Catching Electric Fireplace with a Floor-To-Ceiling Cream Accented Stone Surround. Crisp white linen paint throughout. Impressive and Functional Dream Kitchen with White Maple Cabinetry/Quartz Countertops/Center Island with Extended Breakfast Bar/Pantry and All Stainless Steel Appliances Included (Fridge with Water). The Dining Area, adjacent to the Kitchen, is a good size with a Garden Door out to the WEST FACING DECK! Two Secondary Bedrooms on the main level and a 4 pce Main Bath with quartz countertop. The Primary Bedroom is on the upper level with a magnificent Walk-in-Closet and 4 pce Ensuite with Quartz Countertop and Tile Floor. Basement is open for development with 9 ft ceilings....TAXES NOT YET ASSESSED.....