



**GRASSROOTS**  
REALTY GROUP

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**63 Kirkwood Crescent  
Red Deer, Alberta**

**MLS # A2220746**



**\$439,900**

<b>Division:</b>	Kentwood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Gazebo, Rectangular Lot, Standard Shaped L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, a/c, pergola, shed, garage door opener, all window coverings

The space you need, the updates you want, and a location that makes everyday life easier—this move-in-ready Kentwood home has it all. With central A/C, a heated double attached Garage, and immediate possession available, you can settle in quickly and comfortably. The main floor offers newer vinyl plank flooring and a bright, open layout. The U-shaped Kitchen features stainless steel appliances, loads of counter space, a wall pantry, and direct access to the south-facing backyard—complete with a gazebo, mature trees, and even fruit trees. The Dining Room flows into the Living Room, creating an ideal space for hosting or relaxing. The Primary Bedroom includes two closets and a private 3 Piece Ensuite, with a second Bedroom and full 4 Piece Bath just down the hall. Downstairs, the fully finished lower level includes a large Rec Room with a built-in bar, a third spacious Bedroom, a 3 Piece Bath, and plenty of storage. All Bedrooms are generously sized, offering flexibility for guests, kids, or a home office. The backyard is a standout with back lane access, a storage shed, firepit, and lush greenery—all in a south-facing setting that brings in tons of natural light. Some upgrades include furnace, hot water tank, flooring, and central air conditioning system. Located within walking distance of Glendale School, St. Teresa of Avila, the YMCA, parks, the skatepark, and close to transit and everyday amenities. Clean, updated, and ready for quick possession—this one is truly move-in ready!