



**GRASSROOTS**  
REALTY GROUP

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**78 Kingston Drive  
Red Deer, Alberta**

**MLS # A2227883**



**\$473,000**

<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, STAND UP FREEZER DOWNSTAIRS, ALL WINDOW COVERINGS, A/C, SHED, GARAGE DOOR OPENER

ORIGINAL OWNER HOME ~ 4 BEDROOM (3 up, 1 down), 3 BATHROOM BUNGALOW ~ FULLY DEVELOPED WITH OVER 1300 SQ. FT. ABOVE GRADE ~ HEATED 24' x 24' ATTACHED GARAGE ~ Landscaped front yard with mature trees welcome you to this well cared for home ~ Open concept main floor layout is complemented by soaring vaulted ceilings creating a feeling of spaciousness ~ The living room features a large west facing bay window that fills the space with natural light, and is centred by a cozy gas fireplace ~ Easily host large gatherings in the dining room that seamlessly flows into the kitchen and sunroom ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space, full tile backsplash, raised eating bar, and a wall pantry ~ Garden door access leads to the fully enclosed sunroom that overlooks the backyard and offers access to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets with mirrored doors, and a spacious 4 piece ensuite with an oversized vanity ~ 2 additional main floor bedrooms are both a generous size, have ample closet space, and are located next to a 4 piece bathroom and convenient main floor laundry ~ The fully finished basement offers tons of additional space with a large L-shaped family room, spacious 4th bedroom with a cheater door to the 3 piece bathroom, and ample space for storage throughout ~ Other great features include; central air conditioning, new shingles (approx. 5 years ago), stucco exterior, underground sprinklers ~ Heated 24' x 24' attached garage is insulated, finished with painted drywall, has a man door with convenient access to the backyard, and a large concrete driveway offering additional off street parking ~ The backyard is fully fenced with vinyl fencing, is landscaped with mature trees, shrubs

and perennials, has poured concrete walkways, deck with composite deck boards, a large shed for storage, and back alley access ~ Excellent location; walking distance to parks, playgrounds, walking trails, schools, rec centres, shopping, and easy access to all other amenities.