



**GRASSROOTS**  
REALTY GROUP

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264 Kendrew Drive  
Red Deer, Alberta

MLS # A2232110



**\$286,900**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings.

Excellent starter home or investment property. This home has just been totally repainted including the ceilings on the main floor. The main floor has a good sized living room, kitchen w/ oak cabinets, a pantry and all appliances are included. A nice sized eating area, 2 pce powder room and main floor laundry for your convenience. Downstairs has 2 bedrooms and a 4 pce bath. The primary is huge and has big windows. Large fenced yard, a deck and parking pad for 2 cars out back.