



**GRASSROOTS**  
REALTY GROUP

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**65 Keen Crescent  
Red Deer, Alberta**

**MLS # A2232364**



**\$315,000**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	673 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Soaking Tub, Track Lighting		

**Inclusions:** N/A

Visit REALTOR® website for additional information. This well-maintained bi-level 1/2 duplex sits on a quiet street with easy highway access, a private fenced backyard & newer shingles. Windows on 3 sides fill the home with natural light, creating a bright & inviting atmosphere throughout the day. The open-concept main floor includes a spacious living/dining area & a functional & stylish kitchen offering plenty of cabinet & counter space, a breakfast bar, & direct access to the back deck—making it easy to enjoy your morning coffee or host summer BBQs. Enjoy main floor laundry plus a 2 pc bath, & 3 bedrooms downstairs with an additional 4 pc bath. The landscaped backyard is fenced with a shed & a rear parking pad. Just minutes from playgrounds, schools, & shopping, this well-cared-for property is a fantastic opportunity for first-time buyers or anyone looking to downsize without compromise.