



GRASSROOTS
REALTY GROUP

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**6 Kilburn Crescent
Red Deer, Alberta**

MLS # A2236268



\$419,900

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Off Street, Oversized, Parking Pad, RV Access/Parking, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, SHED		

FULLY DEVELOPED BI-LEVEL ~ 5 BEDROOMS, 3 BATHROOMS ~ OVER 1200 SQ. FT. ABOVE GRADE ~ RV PARKING ~ landscaped front yard offers eye catching curb appeal to this well cared for home ~ Large foyer welcomes you and leads to the open concept main living space with soaring vaulted ceilings ~ The living room features a large picture window that overlooks the front yard and allows for natural light to fill the space ~ Easily host large gatherings in the spacious dining room that opens to the kitchen, with plenty of white cabinets, ample counter space, window above the sink, wall pantry and a built in desk ~ Garden door access leads to the deck with enclosed storage below ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and offers a renovated ensuite with a walk in shower and extensive tile ~ 2 additional main floor bedrooms are also a generous size, and have ample closet space ~ Renovated 4 piece main bathroom has an extra deep soaker tub and extensive tile ~ The fully finished basement has large above grade windows and plenty of additional living space including; a large family room with a wood burning stove, 2 large bedrooms, a 4 piece bathroom, laundry and space for storage ~ The sunny west facing backyard is landscaped, fully fenced with back alley access, has a lower patio, fire pit, garden shed and additional enclosed storage below the deck ~ Oversized rear parking pad has space for multiple vehicles or your RV ~ Located steps to a large green space with a playground and sports courts, close to multiple schools and the YMCA, with easy access to shopping, all other amenities and highway access.