



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**20 Kirkland Drive
Red Deer, Alberta**

MLS # A2236356



\$426,777

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,292 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Environmentally Sensitive		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Laminate Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: none

Kentwood Ranch-Style Bungalow with 24 x 24 attached heated insulated garage with Park Views Nestled with green space at the front and a park-and-reserve behind, this rambling 1,292 ft² bungalow exudes both charm and potential. • Vaulted ceilings in the bright, open kitchen and living room that enhance the spacious feel. • Primary suite on the main floor offers a double-depth closet with built-in shelving and an adjacent four-piece bath featuring a jetted tub—your private haven. • Two additional sizable bedrooms complete the upper level, thoughtfully designed for comfort. • Main-floor laundry, adding ease and convenience to daily routines. Lower-Level Potential • The partially finished basement features drywall on all exterior walls and rough-ins—bathroom electrical plugs included—ready for two more bedrooms and a big games/family room. • Open layout and prepared for flexible finishing, offering exceptional scope for customization. Outdoor & Site Features- Backing onto park land and trails—ideal for walks, bike rides, and quiet enjoyment. • Back-alley access with RV parking, perfect for boats, trailers, or recreational vehicles. • Generous yard with room to breathe, play, and grow. These large bungalows are hard to find, especially with an attached finished garage. It's a great home isn't it! Shouldn't it be yours?