



**GRASSROOTS**  
REALTY GROUP

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**110 Kidd Close**  
**Red Deer, Alberta**

**MLS # A2242738**



**\$395,000**

<b>Division:</b>	Kentwood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

Welcome to 110 Kidd Close, a well-maintained single-family home located in the heart of Kentwood West, one of North Red Deer's most desirable neighborhoods. With great curb appeal, a double attached garage, and a generous 5,077 sq ft lot, this property offers outstanding value and space for your growing needs. Step inside to discover a sunlit, well-designed layout offering over 1,000 sq ft of thoughtfully planned above-grade living space. The main living area offers a comfortable living room and an open kitchen, perfect for everyday living or hosting guests. Two bedrooms and a full bath complete the main level. The basement features two more framed in bedrooms and a second bathroom, giving you a head start toward finishing and increasing the value of your investment. Whether you're planning to create a family rec space or guest quarters, there's ample flexibility. Outside, enjoy the spacious backyard, ideal for kids, pets, or weekend gatherings. Located in a family-friendly area close to schools, parks, and local amenities, this home is ideal for first-time buyers or anyone looking to break into the market. Priced at just \$395,000, this is a rare opportunity to purchase a home in this location for well under the typical price range—thanks to the partially finished basement that invites your personal touch and long-term value.