



**GRASSROOTS**  
REALTY GROUP

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

**256 Kingston Drive  
Red Deer, Alberta**

**MLS # A2242997**



**\$398,900**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-N

**Utilities:** -

**Inclusions:** Window coverings and blinds, refrigerator, stove, microwave, dishwasher, A/C unit, Central vac with all attachments

Step into comfort and convenience with this fully finished 4-bedroom, 3-bathroom home, perfectly located near schools, parks, an outdoor rink, and basketball courts &mdash; everything a growing family needs right outside the door. Inside, you'll find a bright and welcoming main floor featuring durable vinyl plank flooring, soft carpet, and a functional layout. The spacious primary bedroom includes its own private ensuite, while a second bedroom and full bath complete the upper level. Downstairs offers two oversized bedrooms, a third full bathroom, and a large family room &mdash; ideal for movie nights, play space, or hosting guests. Central A/C keeps you cool all summer, and the overall layout offers space to live, grow, and gather. This is more than just a house &mdash; it's a place to call home