



GRASSROOTS
REALTY GROUP

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**7 Kemp Avenue
Red Deer, Alberta**

MLS # A2248163



\$429,000

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Natural Woodwork, Pantry		

Inclusions: Electric Stove, Refrigerator, Washer/Dryer, microwave hood fan, Garage opener, Garage remote(1), Mirror in upstairs Bathroom, Floating Shelves

Beautifully maintained and proudly owned by just one family, this bi-level in Kentwood East offers space, comfort, and thoughtful upgrades throughout. Featuring 4 bedrooms (3 on the main floor) and 3 bathrooms, it's an ideal layout for family living. Upstairs, a bright and inviting living room is bathed in natural light. The kitchen showcases stone countertops, a tile backsplash, under-cabinet lighting, custom oak shelving with walnut inlay, a brand-new dishwasher, and a generous pantry. Down the hall, you'll find three bedrooms, including a spacious primary suite with its own private 3-piece ensuite. A second 4-piece bathroom serves the additional bedrooms and guests. Recent improvements include new laminate tile flooring in the kitchen and main bathroom, fresh carpet in the spare bedroom, updated trim, casings, and baseboards on the main level, plus a refreshed bedroom downstairs. The lower level offers a welcoming family room with a Napoleon gas fireplace (serviced in May 2025) and a custom-built wet bar — perfect for entertaining. There's also a fourth bedroom, a 3-piece bathroom, laundry with a sink, and abundant storage space. Outdoors, enjoy a fully fenced yard with freshly painted fencing (2024), exposed aggregate sidewalks, and a private enclosed upper deck with a natural gas BBQ hookup. The detached double garage is heated (motor replaced and serviced in 2024), offers both under-slab and overhead storage, custom cabinetry, attic space, central vac, and is wired for 220V. Located close to walking paths, parks, and schools, this move-in ready home blends comfort, and pride of ownership in a wonderful family-friendly community.