



GRASSROOTS
REALTY GROUP

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**69 Kirsch Close
Red Deer, Alberta**

MLS # A2255763



\$262,500

Division:	Kentwood East		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	948 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to 69 Kirsch Close! This semi-detached two-storey duplex offers 948 sq. ft. of well-planned living space with 3 bedrooms and 2 bathrooms. The main floor features a bright and spacious living room and kitchen, each with its own bay window for plenty of natural light. A garden door off the dining area leads to a large rear deck, perfect for outdoor entertaining. The kitchen includes ample cabinetry and a pantry for extra storage. Upstairs you'll find three comfortable bedrooms and a full bath. The basement is open and ready for your future development needs. Rear parking provides convenience, while the front of the home has a clean, welcoming curb appeal. A great opportunity for first-time buyers, small families, or investors! 24 Hours notice needed to view this property.