



GRASSROOTS
REALTY GROUP

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

39 KIRTON Close
Red Deer, Alberta

MLS # A2265095



\$449,900

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-38-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, French Door, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

FULLY FINISHED WALKOUT BI-LEVEL ON A QUIET CLOSE, INCREDIBLE 9000 SQ. FT. PIE LOT BACKING ONTO A LARGE GREEN SPACE. Enter Into the Foyer With Direct Access to the Double Attached Garage and The Large Office With Double French Doors and 12 Foot Ceiling. Open Plan! Kitchen With Oak Cabinets, Island, Breakfast Bar and Corner Pantry. Living Room With a Great View of the Rear Yard. Dining Area With Direct Access to the Upper Deck and View of the Park. Primary Bedroom With Walk-In Closet, 2nd Main Floor Bedroom, 4 Piece Bathroom and Main Floor Laundry Complete the Upper Floor. Spacious Lower Area Family Room With The Walk Out To the Huge Yard. 3rd Bedroom With Another Walk-In Closet, 4th Bedroom, 4 Piece Bathroom And Utility Room With Laundry Service, Perfect for the Kids to Hang Out, For Visiting Friends or Relatives or Even For Roommate or 2. Small Lower Basement With Handy Work Shop, Storage and Large Crawl Space. Central Air Conditioning, Central Vacuum and All Appliances are Included. Huge, Very Special, Gorgeous Pie Lot With Beautiful Larch and Blue Spruce Trees. Extra Large 38 X 17 R.V. Parking Area With Electrical Outlet and Enough Room For All Your Toys, PLUS Room For Another 25 Feet Length Addition if Wished Property Backs Onto a Large Green Area With Sports Fields, Playgrounds and Still With Enough Room For A Quiet Walk.