



**GRASSROOTS**  
REALTY GROUP

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**49 Kirsch Close  
Red Deer, Alberta**

**MLS # A2266557**



**\$285,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kentwood East                                                 |               |                   |
| <b>Type:</b>     | Residential/Duplex                                            |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                               |               |                   |
| <b>Size:</b>     | 1,088 sq.ft.                                                  | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Off Street, On Street       |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting |               |                   |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                          | <b>Zoning:</b>    | R-D |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Pantry, Vinyl Windows |                   |     |

**Inclusions:** Shed

Make your home here on one of the largest mature pie lots on Kirsch Close—a truly family-friendly street. This spacious home offers three bedrooms and 2.5 bathrooms, making it ideal for young singles, a growing family, or those looking to upgrade from a rental or apartment. Step inside to an updated entry leading into a bright living room, featuring large bay windows and freshly painted walls. The south-facing kitchen is bathed in natural light, creating a cheerful atmosphere. It boasts a clean palette with new subway tile, white cupboards, under-cabinet and overhead lighting, and a newer stove and dishwasher. A convenient rear door provides access to a large, newly built 20 x 21 ft deck. The dining area also features a new accent wall and updated lighting. An updated two-piece bathroom on the main floor serves both guests and children. Enjoy easy maintenance with laminate flooring throughout the main and upper floors, complemented by bamboo-look vinyl flooring in the kitchen. Upstairs, you'll find an oversized primary bedroom with a full closet and a sunny bay window. There's also a roomy second bedroom and a beautiful full bathroom with a tub and newly tiled shower surround. The partially finished basement offers additional living space, including a family room, a third bedroom, and a new washer and dryer. There's a second newly refreshed full bathroom with a tub and tiled shower surround for guests and family. Outside, the mature trees and new fencing around the deck provide ample privacy in the expansive yard. There's also a double parking pad from the rear alley. This home's Kentwood location is incredibly convenient, offering proximity to schools, the YMCA, and the Dawe Recreation Center, which includes a pool, track, rink, and gym.

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