



GRASSROOTS
REALTY GROUP

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**22 Kilburn Crescent
Red Deer, Alberta**

MLS # A2268584



\$415,000

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,287 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

This open-designed 1286 sq ft bi-level home includes a 24x24 heated garage. The well-kept and upgraded residence features a modern open layout with a unique vaulted ceiling throughout the living space and Central AC for the hot summers . The roomy living room has vinyl plank flooring and provides a bright family area with a gas fireplace and large sunny arched window. The kitchen and dining areas share the same vinyl plank flooring, a large window, ample cabinetry, a corner sink (garburator)with a window, and a sizable island with an eating bar. 5 kitchen appliances , and Centra Vac w/ attachments plus washer and dryer .A garden door from the kitchen opens to a sunny west-facing deck and yard. Three bedrooms are situated on the main floor. The primary bedroom offers a walk-in closet and a 3-piece ensuite with a double shower. Two other generously sized bedrooms are included. Both the 4-piece bathroom and the 3-piece ensuite feature ceramic tile. The kitchen's French door leads to a good-sized deck and an additional lower wooden patio (Upper Deck 11' 10" x 10' / Lower Deck 14' 5" x 12' 2") The basement with Large Windows is ready for customization to suit your family's needs. Key basement features include 9-foot ceilings with manufactured joists, only one support beam, insulated exterior walls, wiring, a vapour barrier, and underfloor heating (separate Hot water tank)for added comfort. The backyard is beautifully designed with artistically placed patio pavers, a retaining wall creating a lower firepit area with pea gravel, plus a cement pad with power for a future hot tub. It also includes a few fruit trees and a shed. The 24 x 24 attached garage has a 9-foot high door, plus a man door, and is fully finished with underfloor heating, a workbench, and shelves.

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