



GRASSROOTS
REALTY GROUP

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

**49 Kingston Drive
Red Deer, Alberta**

MLS # A2268896



\$409,900

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	N/A
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WELCOME to this fully finished home offering a spacious country kitchen with a bright south exposure, built-in convection oven, countertop stove, microwave/hood fan combo, and plenty of oak cabinetry—including a roll-out pot and pan drawer and a convenient pantry. The dinette opens to a covered Duradeck with low-maintenance aluminum railing, perfect for year-round enjoyment. The main bathroom features a relaxing jetted tub, while the oversized primary bedroom includes a walk-in closet and 3-piece ensuite, and there are 2 additional bedrooms on the main level. The professionally finished lower level offers backyard access with the walk-out basement, a family room with floating hardwood floors & a wood burning stove, an office area, and an additional bedroom with Berber carpet. Outside, the yard is fully landscaped with perennials and shrubs, the shed is included, and chain-link fencing with a 24" gate. The heated, drywalled garage completes this ideal family package. This home is close to schools and amenities!