



**GRASSROOTS**  
REALTY GROUP

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**22 Keen Crescent  
Red Deer, Alberta**

**MLS # A2269161**



**\$329,800**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kingsgate                                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                                     |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                        |               |                   |
| <b>Size:</b>     | 695 sq.ft.                                             | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Dog Run Fenced In, Pie Shaped Lot |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan           |                   |     |

**Inclusions:** None

Charming 3-Bedroom Duplex in Desirable Kingsgate. Welcome to this well maintained 3-bedroom, 1.5-bathroom home located in the sought-after Kingsgate neighbourhood of Red Deer. Nestled on a quiet street, this home offers comfort, functionality, and convenience for families, first-time buyers, or investors. Step inside to an open floor plan designed for modern living. The main level features a spacious living room, a bright and airy dining area, and a well-equipped kitchen with ample cabinetry. Large windows throughout the home invite in abundant natural light, creating a warm and welcoming atmosphere. Downstairs, you'll find three bedrooms, perfect for growing families or home office needs. Outside, enjoy a fully fenced yard with a private dog run, ideal for pet owners. The double detached garage provides plenty of parking and storage. Whether you're relaxing on the deck or entertaining friends, this backyard is ready for all seasons. Located within walking distance to parks, schools, and recreation, and just minutes from shopping and amenities. Don't miss your chance to own this fantastic home in one of Red Deer's most family-friendly communities!