



**GRASSROOTS**  
REALTY GROUP

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**13 Kenny Close  
Red Deer, Alberta**

**MLS # A2270477**



**\$309,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kentwood West                                                            |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                    |               |                   |
| <b>Style:</b>    | Bi-Level                                                                 |               |                   |
| <b>Size:</b>     | 734 sq.ft.                                                               | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad, RV Access/Parking                               |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lo |               |                   |

|                    |                                                                                                                                                      |                   |                                              |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                                                    | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                                                                           | <b>Sewer:</b>     | Public Sewer                                 |
| <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>    | R-M                                          |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                      | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |                                              |
| <b>Inclusions:</b> | FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, SHED                                                                                    |                   |                                              |

FULLY DEVELOPED TOWNHOME ~ 3 BEDROOM, 2 BATH TOWNHOME ~ FENCED BACKYARD W/REAR PARKING PAD ~ NO CONDO FEES ~ Pride of ownership is evident in this well cared for home with updated flooring and paint ~ Covered front entry welcomes you and leads to a sun filled foyer ~ Vaulted ceilings create a feeling of spaciousness ~ The living room features a west facing picture window that overlooks the front yard and allows for natural light to fill the space ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space including an island with an eating bar and opens to the dining room with garden door access to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed, has ample closet space and is conveniently located next to the 4 piece main bathroom ~ The fully finished basement has large above grade windows and operational in floor heat and offers a generous size family room, 2 bedrooms, a 4 piece bathroom, laundry and space for storage ~ The backyard offers an upper deck with privacy panels and space for storage below, lower deck, a garden shed, and is fully fenced with access to the rear parking pad and paved alley ~ Located in a quiet crescent with easy access to schools, parks, playgrounds, walking trails, shopping, transit and highway access.