



GRASSROOTS
REALTY GROUP

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**85 Kendrew Drive
Red Deer, Alberta**

MLS # A2276472



\$440,000

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, On S		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed		

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BI-LEVEL ~ EXTENSIVELY UPDATED MECHANICALS ~ IMMACULATELY LANDSCAPED YARD ~ DOUBLE DETACHED GARAGE This well-maintained home is surrounded by stunning, mature landscaping featuring an abundance of flowering perennials, established trees, and vibrant shrubs that create incredible curb appeal and a private, park-like setting ~ Peace of mind comes with major updates completed within the last year, including the furnace, humidifier, hot water tank, and central air conditioning, while the garage door and kitchen appliances (fridge, stove, dishwasher, and microwave) are all under five years old ~ The front yard showcases lush gardens and mature trees, while the west-facing covered veranda offers the perfect place to relax and enjoy evening sun ~ Inside, the open concept main floor is highlighted by vaulted ceilings and rich hardwood flooring, enhancing the sense of space ~ The bright living room features a stylish fireplace with built-in shelving and a large picture window overlooking the front yard ~ The spacious dining area easily accommodates family gatherings and entertaining ~ The functional U-shaped kitchen offers ample cabinetry and counter space, with an eating bar, full tile backsplash, window over the sink, wall pantry, and garden door access to the covered deck ~ The primary bedroom comfortably fits a king-size bed, includes dual closets, and offers private access to the main four-piece bathroom through a cheater door ~ A second generously sized bedroom completes the main level ~ The fully developed basement features large above-grade windows, a spacious family room with a cozy gas-burning stove, a versatile flex area with mirrored closets, an additional bedroom, a three-piece bathroom, laundry area, and plenty of storage ~ The backyard is a true retreat

with meticulously maintained gardens, mature trees, colorful flowers, garden beds, two sheds, enclosed storage under the deck, a loft in the garage, and multiple outdoor living spaces including a covered deck, lower concrete patio, and firepit area ~ Fully fenced with alley access to the double detached garage ~ Located close to multiple schools, parks, playgrounds, walking trails, the YMCA, shopping, and a wide range of amenities.