



**268 Kingston Drive  
Red Deer, Alberta**

**MLS # A2287230**



**\$404,900**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Pride of ownership shines in this move-in-ready gem on Kingston Drive! This fully developed bi-level masterfully blends functional design with a bright, airy aesthetic. The main floor welcomes you with sun-drenched living spaces, bright fresh paint and durable laminate flooring throughout. The heart of the home is a spacious kitchen featuring dark blue cabinetry, brand new appliances & counter tops, a raised eating bar, a pantry, and stylish tile backsplash. Step through the dining area's patio door to your private outdoor retreat. Two comfortable bedrooms and a full 4-piece bath complete the main level. Downstairs, the fully finished basement offers a secondary living area—perfect for movie nights—plus two additional bedrooms and plenty of storage. Outside, enjoy the sunshine on your south-facing deck overlooking a landscaped, fully fenced yard with ample room for a future dream garage. Ideally located steps from Red Deer's best trails, parks, shopping, and transit!