



**30 Kenny Close
Red Deer, Alberta**

MLS # A2291885



\$314,900

Division:	Kentwood West		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	717 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs, Vinyl Windows		

Inclusions: -fridge -stove -built-in dishwasher -built-in microwave -washer -dryer -all window coverings

Check out this stunning bi-level townhome with NO CONDO FEES, located in a quiet cul-de-sac in the highly desirable Kentwood West neighborhood. This well-maintained home offers a bright, open layout and numerous upgrades throughout. Located near schools, shopping, parks and walking trails. Step inside to a spacious front entry with views of both levels, creating an inviting first impression. The main floor features soaring vaulted ceilings and oversized windows that fill the home with natural light throughout the day. You'll appreciate the quality renovations, including updated paint and flooring, giving the space a fresh, modern feel. The living room is generously sized and perfect for entertaining family and friends. The kitchen will impress any home chef with its ample cabinet and counter space, stylish tile backsplash, and center island with eating bar. The dining area flows seamlessly from the kitchen, making gatherings and everyday meals effortless. A large bedroom and a 4-piece bathroom complete the upper level. Downstairs, the fully finished lower level offers two massive bedrooms, one of which could easily function as a cozy family room if desired. The primary bedroom serves as a true retreat with its spacious layout and his-and-hers closets. This level also includes another 4-piece bathroom and a convenient laundry room. Additional upgrades include in-floor heating rough-in and central vacuum rough-in, offering great potential for future comfort. The shingles were replaced within the past two years, providing peace of mind. Step outside to enjoy the private west-facing fenced yard, perfect for relaxing or entertaining. The rear of the property features a concrete parking pad and a footprint ready for your future garage. This move-in-ready home combines space, upgrades, and an excellent location—a fantastic opportunity in

Kentwood West.