



**104 Kirkland Close
Red Deer, Alberta**

MLS # A2297862



\$300,000

Division:	Kentwood West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	752 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Irregular Lot, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-D

Utilities: -

Inclusions: shed

Welcome to this charming and well-maintained 3-bedroom, 2-bathroom half duplex offering excellent curb appeal and a warm, inviting feel. The covered front porch with stone accents creates the perfect first impression and a cozy spot to relax. Step inside to a bright and functional layout featuring vaulted ceilings on the main floor, enhancing the sense of space and natural light throughout. The home offers three well-sized bedrooms, along with the convenience of upstairs laundry—perfect for busy family living. The fully developed basement boasts impressive ‘ceilings, providing a more open and comfortable lower-level living space. Outside, enjoy a large back deck overlooking a spacious pie-shaped lot, offering plenty of room for outdoor entertaining, kids, or pets. Additional highlights include a private fenced yard and ample parking with a generous driveway. Situated in a quiet, family-friendly neighbourhood close to parks, schools, and everyday amenities, this home is an excellent opportunity for first-time buyers, families, or investors alike.