



**35 Kemp Avenue
Red Deer, Alberta**

MLS # A2299563



\$439,975

Division:	Kentwood East		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,220 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Garden Shed, BBQ and Canopy, Pergola, Basement Office Filing Cabinets and built-in desk, Second Fridge/Freezer in BSMT, TELUS Security System can stay

GREAT 3 BED / 3 BATH - 4 LEVEL SPLIT FAMILY HOME IN A FRIENDLY CUL-DE-SAC, CLOSE TO SCHOOLS, PARKS AND CHURCHES! Over 2300 square feet of developed space! The Primary bedroom with 3 piece ensuite & a second bedroom are upstairs, which makes the upstairs laundry a treat! NEW PEX plumbing replaced old Poly-B in 2025 for \$5K. NEW Triple Pane windows throughout in 2018 cost nearly \$20K. NEW Upper level walk-in shower in 2025. NEW Patio door in 2025 to your COVERED DECK, and... the BBQ and canopy stays! Nest thermostat system controls your heat and central A/C. The HUGE lower family room with fireplace is no nice! The third bedroom is good sized with a large window. The basement level, with the 2 piece bathroom, has a built-in desk and cabinetry which will stay. TELUS Security can stay if desired. This house has LOADS OF STORAGE SPACE! Roof was re-shingled in 2010. Garage is drywalled & shelving stays! Water softening system is a nice touch... Back Lane to your large garage enhances your front curb appeal of this lovely home!! Ample street parking too... Great fencing for your furry family members and a nice yard with shed too! Such a great family home in a wonderful location, just waiting for the next family to move in and start planting their roots!