



**96 Kershaw Close
Red Deer, Alberta**

MLS # A2138122



\$449,000

Division:	Kingsgate		
Type:	Residential/House		
Style:	Split Level		
Size:	992 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: All appliances on both levels will stay

Beautiful well maintained house on a close! New shingles Nov 2023, New furnace 2021 (serviced annually), Serviced hot water tank and were told its in great shape, new toilet in the basement in 2022, just serviced garage door opener, painted upstairs in 2023, eaves troughs cleaned spring of 2024... This illegally suited bi-level has completely separate entrances for the main and basement. Upstairs you have 2 bedrooms and the large master comes with a 3 piece ensuite, main floor laundry, open floor plan, cozy and spacious. And access to the large deck out back overlooking the back yard complete with dog run that's finished with turf for easy maintenance and cleanup. Double attached garage on the front of the house providing the upstairs residents with easy entry, out of the weather for yourself and your vehicle. Accessing the basement living space through its own entry at the back of the house you'll find 2 more bedrooms, 1 full bathroom, open concept living space kitchen with a large island, and in suite laundry! The secondary living area also has its own double parking pad out back. Perfect! Contact your favorite agent today to book your showing