



**264 Kingston Drive  
Red Deer, Alberta**

**MLS # A2195707**



**\$415,000**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & 1 control, alarm hardware.

PERFECT 4 BED 2 BATH, BI-LEVEL HOME FOR FIRST-TIME HOME BUYER, GROWING FAMILY, OR INVESTOR - WITH FULLY FINISHED BASEMENT, CLOSE TO PARKS, THE YMCA AND THE NEW MIDDLE SCHOOL! Good sized front entryway. The main floor is open concept with lots of natural light. Kitchen has a large pantry, lots of cabinets and counter space. Black appliances (newer microwave). Complete with an eat up bar. Dining area is big enough to fit a large table. Living Room is a good size. The Primary bedroom is large, one more good sized bedroom and a 4pc bath complete the main floor. The basement is fully finished with a massive family room, 2 more large bedrooms and a 3pc bath. Lots of storage throughout the home. The southeast facing backyard is fully fenced & is nicely landscaped. Composite decking on the deck. There is a 20x24 detached heated garage with 220V & built in benches. RV parking. This home is a must see and won't last long!