

**45 Kingston Drive  
Red Deer, Alberta**

**MLS # A2180192**



**\$439,900**

<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows		

**Inclusions:** NONE

Immediate possession is available for this 4 bedroom 3 bathroom modified bi-level, with walk out basement, and double attached garage. As you enter the home you'll be greeted by an open sunken living room with cozy gas fireplace. Up a few stairs is the large kitchen with upgraded counter tops, stainless steel appliances, corner pantry and nice size dining room with access to the covered rear deck. On this floor you will also find a large master bedroom with a walk in closet, 4 piece ensuite with separate stand up shower and jetted tub. The additional two bedrooms on this floor are spacious, one having a built in murphy bed which makes it ideal if you desire and office/craft room with ability to accommodate guests when needed. All bedrooms are finished with hardwood flooring. The main floor is complete with a 4 piece bathroom. The basement has a family room, another large bedroom, laundry room including washer/dryer, an office/den/craft/storage room and a walk out entry to the rear yard. It also has a large storage area under beside the utility room. The rear yard is fully fenced with storage shed and firepit included. This is a great home at a great price!