

**78 Kilburn Crescent
Red Deer, Alberta**

MLS # A2180214



\$479,900

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS, GARAGE DOOR OPENER & CONTROL

RENOVATED & MOVE IN READY ~ IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 5 BED, 3 BATH BI-LEVEL IN KENTWOOD WEST ~ DOUBLE GARAGE ~ Covered front entry welcomes you to this well cared for home ~ Sun filled foyer has raised ceilings that open to the upper level ~ The living room features vaulted ceilings, vinyl plank flooring and a has a large picture window that overlooks the front yard with views of the treed green space just across the street ~ The renovated kitchen offers an abundance of storage with plenty of two toned cabinets, a large pantry, ample quartz counter space, full tile backsplash, window above the undermount sink, and a large eating bar ~ Easily host a large family gathering in the dining room with garden doors leading to the west facing deck with a gas line for your BBQ or patio heater ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet and a convenient 4 piece ensuite ~ 2 additional main floor bedrooms are both a generous size ~ Oversized 4 piece main bath with a skylight that floods the space with natural light ~ The fully finished basement with large above grade windows has a massive L-shaped family room, 2 bedrooms, a 4 piece bathroom, a dedicated laundry room and a crawl space for storage ~ The backyard is landscaped, fully fenced and has access to the back alley ~ 20' L x 24' W detached garage is insulated, finished with drywall, and 10' ceilings ~ Located across from a treed green space with walking trails, disc golf, playgrounds and skating (in winter), close to multiple schools, with easy access to shopping and all other amenities.