

**101 Kentwood Drive**  
**Red Deer, Alberta**

**MLS # A2180652**



**\$419,900**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1N

**Utilities:** -

**Inclusions:** Refrigerator, Electric Stove, Built In Dishwasher, Range Hood, Washer, Dryer, Garage Door Opener, Central Vacuum / Attachments, Central Air Conditioner, Window Coverings

Warm and Inviting Bi-Level in Kentwood &ndash; Perfect for Families! This fully developed home is a true gem, offering comfort and convenience on a family-friendly street just a short stroll from the new Middle School (Grades 5-6) in Kentwood. The main floor is open and bright, with lots of natural light making the main floor feel warm and inviting. A garden door off the kitchen leads to a covered deck and a fenced backyard, great for kids, pets, or just relaxing outside. The main floor has two bedrooms and a 4-piece bathroom, while the basement offers two more bedrooms, a big family room, Laundry room and another 4-piece bathroom&mdash;perfect for extra space or guests. Stay cool in the summer with central air conditioning! There&rsquo;s plenty of parking with a double detached garage and an extra parking spot beside it. Updates include newer shingles (approx. 2016), sturdy steel doors with triple bolt system, also the fridge and stove were replaced about three years ago. This home is close to parks, playgrounds, shopping, and has easy access to highways. It&rsquo;s a great option for families or anyone looking for a comfortable, move-in-ready home.