

30, Kanten Close Close  
Red Deer, Alberta

MLS # A2272680

# \$285,000



<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Gravel Driveway, Outside, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, See Remarks		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Storage, Vinyl Windows		

**Inclusions:** as is where is no warranty

Affordable, Fully Finished Townhouse with NO CONDO FEES &mdash; Incredible Potential! Welcome to this fully developed townhouse offering exceptional value for first-time buyers, young families, or investors. With 4 bedrooms, 3 bathrooms, off-street parking, and a fenced yard, this property provides the space and layout many are looking for at a budget-friendly price. The home features a fantastic floorplan: &bull; Upper Level &mdash; One spacious primary bedroom, two additional bedrooms, and a full 4-piece bathroom.plus walk in closet. &bull; Main Floor &mdash; Bright kitchen with island seating, ample cabinetry and a cozy living room. A convenient 2-piece bathroom and storage/closet completes this level. &bull; Lower Level &mdash; a large bedroom/living area with its own 3-piece bathroom &mdash; ideal for extended family, teenagers, or a private guest space. Step from the kitchen onto your back deck and into the fully fenced yard, complete with rear off-street parking. The covered front veranda adds charming curb appeal and a welcoming first impression not mentioning the mature cedars. Please Note: The home is currently not in the same showhome-ready condition as before and does require some updates and TLC. With a bit of work, it has fantastic potential to be restored to its beautiful, tastefully finished state. It has been priced accordingly to reflect the work required &mdash; an excellent opportunity for buyers willing to add sweat equity or investors seeking a project. A solid property with great bones, spacious layout, and no condo fees &mdash; simply bring your vision and transform it into something amazing! More pictures and floor plan will be loaded in about 2 days.