

230 Kendrew Drive  
Red Deer, Alberta

MLS # A2276470



**\$295,000**

<b>Division:</b>	Kingsgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	638 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Golf Cart Garage, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Street Lighting		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-D

**Utilities:** -

**Inclusions:** N/A

IMMACULATE FULLY DEVELOPED 3 BEDROOM, 1.5 BATH HALF DUPLEX ~ CORNER LOT ACROSS FROM A PARK ~ OVERSIZED SHED ~ PRIDE OF OWNERSHIP THROUGHOUT. This exceptionally well-maintained home shows a true 10/10 and is move-in ready. Situated on a desirable corner lot directly across from a park, offering peaceful views and a sense of openness rarely found in duplex living. The beautifully landscaped yard features mature trees, flowering shrubs, and vibrant perennials, creating a welcoming and private outdoor space. An oversized 12' x 16' shed with an overhead door provides outstanding storage and easily accommodates a golf cart, bikes, tools, or recreational toys. Inside, the home is bright and sunny with a thoughtfully designed open floor plan that maximizes space and functionality. Crisp white cabinetry and neutral finishes create a fresh, timeless look, while Berber carpet throughout adds warmth and comfort. The spacious living and dining areas flow seamlessly into the kitchen, making everyday living and entertaining effortless. The fully developed lower level adds valuable living space with additional bedrooms and flexible use options. Recent updates include a newer hot water tank, updated in-floor heat pump, and shingles replaced in 2023, providing peace of mind for years to come. Ideal for first-time buyers, investors, downsizers, or anyone seeking low-maintenance, easy living without sacrificing comfort or location. Located in a fantastic community close to multiple schools, the YMCA, parks, playgrounds, walking trails, shopping, and a wide range of amenities, making this an excellent place to call home.