



109 Kingston Drive
Red Deer, Alberta

MLS # A2276546



\$419,000

Division: Kentwood East

Type: Residential/House

Style: Bi-Level

Size: 1,276 sq.ft. **Age:** 1999 (27 yrs old)

Beds: 4 **Baths:** 3

Garage: Double Garage Attached, Driveway, Garage Door Opener

Lot Size: 0.13 Acre

Lot Feat: Lawn, Level, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), No Smoking Home

Inclusions: Shelving in garage and in under stair storage space, window coverings. Garden shed.

Well-located and thoughtfully designed, this home is close to schools, recreational facilities, and green spaces—an ideal setting for active living. The main floor offers a well-laid-out front entry with a coat closet and direct access to the garage. The east-facing living room is filled with natural light and features a fireplace for added comfort. The kitchen provides ample cupboard and counter space, includes a pantry, and offers direct access to the 12' x 14' deck, making everyday living and entertaining easy. The primary bedroom features a 3-piece ensuite, his-and-hers closets, and a built-in makeup table. Convenient main floor laundry adds to the home's functionality. The finished lower level includes a spacious family room, two bedrooms, and a 4-piece bathroom, along with in-floor heating and a rough-in for central vacuum. Storage space under the stairs includes built-in shelving, offering practical, organized storage. Fully fenced backyard is designed for both function and enjoyment, featuring garden boxes, a cat-io, and a storage shed. This home delivers comfort, functionality, and a location that truly works.