

**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.