



**44, Jenkins Drive Drive
Red Deer, Alberta**

MLS # A2320701



\$454,999

Division:	Johnstone Crossing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,186 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry		

Inclusions: China Cabinet, Shoe Cabinet, Shelving Unit in Basement, Wardrobe in Primary Bedroom.

Welcome to this beautifully maintained bungalow style half duplex in the desirable community of Johnstone Crossing! This adult living home offers thoughtfully designed main floor living with a fully finished basement, perfect for those looking to downsize without sacrificing space or comfort. The bright and open main floor features soaring high ceilings, a spacious living room complete with a stunning stone gas fireplace, and a well-appointed kitchen with an island, pantry, and plenty of cabinet space. The generous dining area flows seamlessly for entertaining, while the large primary bedroom offers a private 3 piece ensuite. A second bedroom, additional 2 piece bath, and a versatile den round out the main level. Downstairs, the fully finished basement expands your living space with a cozy family room anchored by a second gas fireplace, a massive games room, a 4 piece bathroom, and ample storage, whether you're hosting guests or enjoying a quiet evening in, this lower level truly delivers. Outside, enjoy a private deck and porch surrounded by mature trees and low maintenance landscaping, ideal for relaxing or morning coffee. The heated double attached garage adds everyday convenience, and the condo association handles the rest, snow removal, common area maintenance, insurance, and reserve fund contributions for truly worry free living.