



GRASSROOTS

REALTY GROUP

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**132 Kirkland Close
Red Deer, Alberta**

MLS # A2322661



\$289,900

Division:	Kentwood East		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,030 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Unlock Your Vision in This Charming ½ Duplex! Here's your chance to build equity and make it your own! This 1,030 sq ft half duplex is perfectly situated close to schools and the YMCA — a great location situated on a close and a pie lot. Freshly painted, the main floor offers an open-concept layout with hardwood flooring flowing through the living room, dinette, and hall. The kitchen features lots of counter space, breakfast bar and a door that opens directly onto a sunny deck and south-facing rear yard. The backyard has been freshly re-seeded and is dotted with mature lilac bushes. Off-street parking in the rear adds everyday convenience. Two comfortable bedrooms and a full 4-piece bathroom round out the main level, along with the added bonus of main floor laundry. Downstairs, the mostly undeveloped basement is a blank canvas brimming with potential — featuring large windows, rough-in for in-floor heat, a rough-in for a second bathroom, and room to develop two additional bedrooms plus a generous family room. A separate rear entry offers added flexibility for future development possibilities. Whether you're an investor, a first-time buyer, or looking to downsize, this home is ready to add your personal touch. The seller is having new shingles installed.