



GRASSROOTS
REALTY GROUP

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40 Kirby Street
Red Deer, Alberta

MLS # A2330410



\$525,000

Division:	Kentwood East		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,358 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Vaulted Ceiling(s)		

Inclusions: Shed

Welcome to this beautifully renovated five-bedroom, three-bathroom four-level split, offering 1358 sq.ft above grade and plenty of room for the entire family. The bright main level features hardwood flooring, vaulted ceilings in the living & dining room, updated white trim and interior doors, and a spacious living room that flows seamlessly into the dining area. The kitchen offers granite countertops, crown molding to the ceiling, stainless steel appliances and ample cabinetry, while sliding garden doors with built-in blinds provide easy access to the backyard. Upstairs are three bedrooms, including the primary suite with a beautifully updated ensuite featuring a tiled shower with glass enclosures and granite countertops. The main bathroom has also been renovated with a tiled tub surround, tile flooring and granite counters. The third level offers a comfortable family room with a wood-burning fireplace, an additional bedroom, a three-piece bathroom with a tiled shower and convenient laundry which include a brand new washer & dryer. The lower level provides a fifth bedroom, flexible recreation space, updated vinyl plank flooring and additional storage. Additional highlights include central air conditioning plus vinyl windows & and an updated front door completed in 2019. The shingles and siding were replaced in 2016, while the heated attached double garage provides comfortable, practical parking year-round. Outside, enjoy a spacious wood deck, shed for storage, underground irrigation in both the front and backyard, attractive concrete curbing and a fully landscaped, vinyl-fenced yard situated on a generous 6,711 sq. ft. lot. This spacious and thoughtfully updated home is ready to welcome its next family!