



GRASSROOTS
REALTY GROUP

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**183 Kelloway Crescent
Red Deer, Alberta**

MLS # A2331032



\$324,900

Division:	Kingsgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	633 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions:	TV Wall Mounts/Brackets
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Welcome to this well-maintained, fully finished half duplex in the family-friendly community of Kingsgate. Designed for comfortable, low-maintenance living, this inviting home features an open-concept main floor filled with natural light. The functional kitchen offers oak cabinetry, a tile backsplash, generous counter space and a large walk-in pantry, while the adjoining dining and living areas provide an easy setting for everyday living and entertaining. Main-floor laundry, a convenient two-piece bathroom and additional storage add to the home's practical appeal. Downstairs, the bright, fully developed lower level offers three bedrooms, a four-piece bathroom and further storage space. Significant recent upgrades include central air conditioning installed within the past two years and energy-efficient triple-pane windows throughout—enhancing year-round comfort, efficiency and quiet. Outside, enjoy a fully fenced and landscaped backyard with a spacious deck, waterproof storage underneath and room for children or pets to play. A rear parking pad provides off-street parking for two vehicles. Conveniently located near schools, parks, playgrounds, shopping and public transit, this move-in-ready property is an excellent choice for first-time buyers, downsizers or investors seeking a comfortable home in a well-connected neighbourhood.