



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**34 Keen Crescent
Red Deer, Alberta**

MLS # A2333923



\$314,900

Division:	Kentwood West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	650 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Window Coverings in basement, Washer & Dryer, all Attached Shelving

Tucked into a quiet crescent in Kentwood West — one of Red Deer's most family-friendly neighbourhoods — this fully finished, move-in ready half-duplex with 1,272 square feet of living space is available for immediate possession and offers a rare opportunity for buyers who want the big updates already done. Brand new vinyl plank flooring runs through this beautifully maintained 3-bedroom, 2-bathroom home, with a freshly precleaned furnace adding to the peace of mind. The open-concept main floor is filled with light from large south-facing living room windows, complemented by a functional kitchen with dining area, main floor laundry with storage, and a 2-piece bathroom, while a rear deck offers the perfect spot for BBQs and entertaining. Downstairs, the raised foundation basement stays bright and welcoming thanks to oversized windows, housing three bedrooms including a primary with a large closet, plus a full 4-piece bathroom. Step outside to a fully landscaped and fenced backyard with alley access and no rear neighbours, complete with a gravel parking pad with additional off-lane parking. With a roof replaced approximately five years ago and a full appliance package including washer and dryer, this home checks every box. Just steps from a park and a block from the new St. Lorenzo Ruiz Middle School, with quick access to Hwy 2 and 11A, this is move-in ready living at its best.