



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**12 Kensington Close
Red Deer, Alberta**

MLS # A2334664



\$509,900

Division:	Kingsgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Attached, Heated Garage, P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE (2), STOVE (2), DISHWASHER (2), WASHER (2), DRYER (2), GARAGE DOOR OPENER & CONTROL, SHED, MICROWAVE (2), WINDOW COVERINGS

LEGALLY SUITED BI-LEVEL W/WALK-UP BASEMENT ~ HEATED DOUBLE GARAGE & REAR PARKING PAD ~ 4 BEDROOMS, 2 BATHROOMS & 2 LAUNDRY ROOMS ~ Bright and spacious foyer with convenient access to the attached garage and a large coat closet welcome you ~ Vaulted ceilings offer a feeling of spaciousness ~ Large front-facing bay windows flood the generous living room with natural light while offering views of the front yard ~ the kitchen offers an abundance of warm stained oak cabinets with crown moulding, ample counter space including an island with an eating bar, full tile backsplash, window above the sink, built in desk and a wall pantry ~ The spacious dining room easily accommodates family gatherings, features a large west facing window and offers garden door access to the deck and backyard ~ The sunny west facing deck overlooks the fully fenced backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has a cheater door to the 4 piece main bathroom ~ 2nd main floor bedroom is also a generous size and has a walk-in closet ~ Private laundry and ample storage designated for the main floor are located on the lower level ~ HEATED double attached garage is insulated and has epoxy flooring ~ The backyard is landscaped, has a garden shed, is fully fenced and has back alley access ~ The legal basement suite is accessed through its own private entrance and is thoughtfully designed with comfort and functionality in mind with operational in-floor heat and large above grade windows ~ A spacious living room opens to the kitchen and dining area, creating an inviting open concept layout ~ 2 generous bedrooms are separated by a 4 piece bathroom, and the suite is complete with its own private in-unit laundry ~ Large rear parking space offers ample parking for the legal

suite ~ Located close to parks, playgrounds, walking trails, schools, and offers easy access to shopping, dining and everyday amenities.