



GRASSROOTS
REALTY GROUP

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24 kelly
Red Deer, Alberta

MLS # A2334790



\$414,900

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,099 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Some homes simply feel comfortable the moment you walk through the front door. Bright, welcoming and exceptionally well maintained, this 3-bedroom, 2-bathroom home offers a functional layout that's ideal for families, first-time buyers or anyone looking for a place they'll be proud to call home ~ Vaulted ceilings and a large front window fill the main living space with natural light, creating an open and inviting atmosphere throughout the living room, dining area and kitchen. The layout is both practical and comfortable, offering plenty of room for everyday life while still feeling connected when family and friends gather together ~ Two bedrooms and a full 4-piece bathroom complete the main floor. Downstairs, the fully finished basement adds valuable living space with a spacious family room centred around a cozy gas fireplace, a third bedroom, a second full bathroom and flexible space that can easily be used as a home office, playroom, workout area or hobby space as your needs change over time ~ Outside, the fully fenced and landscaped backyard offers plenty of room for kids to play, pets to roam or friends and family to gather throughout the summer. The large rear deck is a great place to enjoy your morning coffee or relax after a busy day, while the double detached garage with paved back-lane access provides excellent parking, storage and workspace ~ Major mechanical items have already been looked after, including brand-new central air conditioning, shingles (2016), furnace (2016) and hot water tank (2020), helping give buyers confidence in the years ahead ~ Situated on a quiet street in Kentwood, this home is just steps from St. Lorenzo Ruiz Middle School, making it an excellent location for families with school-aged children. Parks and green spaces are also close by, adding to the welcoming feel of the neighbourhood ~ If you're looking for a

bright, functional home that's been exceptionally well maintained and offers a layout that works for every stage of life, 24 Kelly Street is one you'll want to experience in person.