



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**33 Kirsch Close
Red Deer, Alberta**

MLS # A2349565

\$299,900

Division:	Kentwood East		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,078 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this updated 3 bedroom, 2.5 bathroom duplex in Kentwood East, with no condo fees. Renovated just over three years ago, it has new flooring, quartz countertops, and newer appliances, so there's nothing left to do but move in. The main floor opens to a spacious living room that leads into the updated kitchen, and the dining area has direct access to the back deck, which now has a newly installed pergola and privacy fencing. A 2-piece bath completes this level. Upstairs are three bedrooms, including the primary, and a large 5-piece bathroom. The finished basement adds a big recreation room, a laundry/den area, and a 4-piece bathroom, which suits a growing family, guests, or a work-from-home setup. With 1,078 sq ft above grade plus the finished lower level, this duplex gives you room to spread out without the fees of a condo.