



GRASSROOTS
REALTY GROUP

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23 Kirby Street
Red Deer, Alberta

MLS # A2352452

\$429,900

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub		

Inclusions: None

This family style bungalow boasts a total of 5 Bedrooms and 2 full bathrooms, perfectly situated close to schools, shopping and amenities on a quiet, mature street. MAIN-FLOOR LIVING – the main floor features a bright and functional layout with tons of windows and natural light. The spacious rear entry/laundry room provides excellent storage and flexibility. The main floor bathroom includes a “cheater” door to the primary bedroom for added privacy. The kitchen has been expanded and offers the flexibility to use the cozy attached sunroom as a dinning room or sitting area with a wonderful gas fireplace and backyard views – this will EASILY be your favorite room in the house! The fully finished basement includes 3 bedrooms, a large family/rec room space and a kitchenette making it ideal for hosting large gatherings of family and friends or giving guests a comfortable space of their own. Important updates include New Plumbing throughout (4 years ago), and newer shingles. Outside you will find a fully fenced yard with alley access, a rubber coated driveway and sidewalk for comfort and safety and a large double attached – Fully insulated garage – perfect for keeping your vehicles and personal belongings protected through Alberta Winters.