



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**231 Kendrew Drive
Red Deer, Alberta**

MLS # A2353072

\$319,900

Division:	Kingsgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	655 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

A great opportunity for investors looking for an established rental property in Red Deer! This well-maintained bi-level half duplex offers a practical layout, comfortable living spaces and the added appeal of a bright front bay window. With approximately 655 sq. ft. above grade, plus a developed lower level, the home makes efficient use of its space while providing the separation and functionality that make bi-level homes so appealing. The property has benefited from attentive ownership and ongoing maintenance, including appliance updates as needed. Currently rented for \$1,500 per month, with tenants responsible for utilities, this is an opportunity to acquire a property with rental income already in place. The existing lease runs to September 1, 2027. Whether you're expanding an investment portfolio or planning for future homeownership, 231 Kendrew Drive offers an appealing combination of affordability, functionality and long-term potential. The adjoining property at 233 Kendrew Drive may also be available, providing an opportunity to acquire both sides of the duplex.