



GRASSROOTS
REALTY GROUP

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**233 Kendrew Drive
Red Deer, Alberta**

MLS # A2353090

\$319,900

Division:	Kingsgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	647 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:	See Remarks		

Inclusions: Window Coverings

Looking for a well-maintained investment property with rental income already in place? Welcome to 233 Kendrew Drive! This bi-level half duplex offers a functional floor plan, comfortable living spaces and the advantage of several interior improvements, including updated kitchen countertops, flooring and appliances. Offering approximately 647 sq. ft. above grade, plus additional lower-level living space, the home provides a practical layout suited to everyday living. The covered front entry is another welcome feature, while the property's overall condition reflects ongoing care and maintenance. Currently rented for \$1,500 per month, with tenants responsible for utilities, the property offers an established income stream. The existing lease runs to July 1, 2027, making this an appealing option for investors seeking a rental property with tenancy already in place. An opportunity to add a well-cared-for property to your portfolio, with the adjoining 231 Kendrew Drive potentially available for those interested in purchasing both sides of the duplex.