

97 Kingston Drive  
Red Deer, Alberta

MLS # A2165473



## \$454,900

<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s), Central Vac & Attachments, Alarm System Hardware

This fully developed 4-level split is perfect for those seeking a spacious home with distinct living areas. The upper level features 3 bedrooms, including a primary suite with a private 4-piece ensuite with jetted tub and an additional 4-piece bathroom to serve the other bedrooms. The main floor offers a separate kitchen with a functional island, pantry, and dining area, providing direct access to the west-facing deck and backyard—perfect for family gatherings and outdoor dining. The living room features beautiful hardwood floors and vaulted ceilings, creating a bright and welcoming atmosphere. The 3rd level includes a cozy family room with a gas fireplace, great for relaxing evenings or entertaining guests. Also has 1 bedroom and 3 piece bathroom. The basement offers another bedroom, and an additional family room, providing plenty of space for recreation or a home office. Additional features include an underground irrigation system to maintain the lush yard and a front-attached, insulated double-car garage. This home offers the perfect combination of separate living spaces, functionality, and comfort, making it an ideal choice for a growing family!