

85 Kendrew Drive
Red Deer, Alberta

MLS # A2165783



\$449,900

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Land		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, SHEDS (2), GARAGE DOOR OPENER AND CONTROL.

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BI LEVEL ~ BEAUTIFULLY LANDSCAPED YARD ~ DOUBLE DETACHED GARAGE ~ The front yard features a beautifully landscaped design with well established trees, vibrant shrubs, and flourishing perennials, delivering stunning curb appeal that makes a lasting impression ~ A covered, west facing veranda that overlooks the front yard and leads to the foyer ~ The open concept main floor is complemented by soaring vaulted ceilings and rich walnut hardwood flooring, creating a sense of spaciousness ~ The living room has a stylish fireplace with a wall of built-ins and a large window that floods the space with natural light and offers a charming view of the front yard ~ Effortlessly host a large family gathering in the spacious dining room ~ The U-shaped kitchen is designed for both style and practicality, featuring abundant cabinetry, generous counter space, including a peninsula with an eating bar, full tile backsplash, window above the sink, updated appliances, a convenient wall pantry, and direct access to the covered deck via a garden door ~ The primary bedroom comfortably fits a king size bed and additional furniture, features dual closets and convenient access to the four-piece main bathroom through a cheater door, enhancing both privacy and functionality ~ The second main floor bedroom is generously sized, offering ample space and flexibility ~ The fully developed basement features large above grade windows and includes a spacious family room with a cozy gas burning stove that opens to a versatile nook or flex space with mirrored closets, plus another bedroom, a 3 piece bathroom, convenient laundry area and ample storage space throughout ~ The backyard is a serene oasis, beautifully landscaped with a wealth of mature trees, vibrant perennials, lush shrubs, also includes garden beds, two sheds,

plus enclosed storage beneath the deck ~ Enjoy outdoor living on the covered deck, lower concrete patio or around the cozy fire pit area
~ Fully fenced for privacy with access to the double garage and back alley ~ Situated near multiple schools, easy access to the YMCA,
numerous parks, playgrounds, and walking trails plus convenient proximity to shopping and a range of other amenities.