

49 Kirsch Close
Red Deer, Alberta

MLS # A2266557

\$285,000

Division:	Kentwood East		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,088 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Vinyl Windows		

Inclusions: Shed

Make your home here on one of the largest mature pie lots on Kirsch Close—a truly family-friendly street. This spacious home offers three bedrooms and 2.5 bathrooms, making it ideal for young singles, a growing family, or those looking to upgrade from a rental or apartment. Step inside to an updated entry leading into a bright living room, featuring large bay windows and freshly painted walls. The south-facing kitchen is bathed in natural light, creating a cheerful atmosphere. It boasts a clean palette with new subway tile, white cupboards, under-cabinet and overhead lighting, and a newer stove and dishwasher. A convenient rear door provides access to a large, newly built 20 x 21 ft deck. The dining area also features a new accent wall and updated lighting. An updated two-piece bathroom on the main floor serves both guests and children. Enjoy easy maintenance with laminate flooring throughout the main and upper floors, complemented by bamboo-look vinyl flooring in the kitchen. Upstairs, you'll find an oversized primary bedroom with a full closet and a sunny bay window. There's also a roomy second bedroom and a beautiful full bathroom with a tub and newly tiled shower surround. The partially finished basement offers additional living space, including a family room, a third bedroom, and a new washer and dryer. There's a second newly refreshed full bathroom with a tub and tiled shower surround for guests and family. Outside, the mature trees and new fencing around the deck provide ample privacy in the expansive yard. There's also a double parking pad from the rear alley. This home's Kentwood location is incredibly convenient, offering proximity to schools, the YMCA, and the Dawe Recreation Center, which includes a pool, track, rink, and gym.