

# \$473,000 - 78 Kingston Drive, Red Deer

MLS® #A2227883

## \$473,000

4 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.14 Acres

Kentwood East, Red Deer, Alberta

ORIGINAL OWNER HOME ~ 4 BEDROOM (3 up, 1 down), 3 BATHROOM BUNGALOW ~ FULLY DEVELOPED WITH OVER 1300 SQ. FT. ABOVE GRADE ~ HEATED 24' x 24' ATTACHED GARAGE ~ Landscaped front yard with mature trees welcome you to this well cared for home ~ Open concept main floor layout is complemented by soaring vaulted ceilings creating a feeling of spaciousness ~ The living room features a large west facing bay window that fills the space with natural light, and is centred by a cozy gas fireplace ~ Easily host large gatherings in the dining room that seamlessly flows into the kitchen and sunroom ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space, full tile backsplash, raised eating bar, and a wall pantry ~ Garden door access leads to the fully enclosed sunroom that overlooks the backyard and offers access to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets with mirrored doors, and a spacious 4 piece ensuite with an oversized vanity ~ 2 additional main floor bedrooms are both a generous size, have ample closet space, and are located next to a 4 piece bathroom and convenient main floor laundry ~ The fully finished basement offers tons of additional space with a large L-shaped family room, spacious 4th bedroom with a cheater door to the 3 piece bathroom, and ample space for storage throughout ~ Other great features



include; central air conditioning, new shingles (approx. 5 years ago), stucco exterior, underground sprinklers ~ Heated 24' x 24' attached garage is insulated, finished with painted drywall, has a man door with convenient access to the backyard, and a large concrete driveway offering additional off street parking ~ The backyard is fully fenced with vinyl fencing, is landscaped with mature trees, shrubs and perennials, has poured concrete walkways, deck with composite deck boards, a large shed for storage, and back alley access ~ Excellent location; walking distance to parks, playgrounds, walking trails, schools, rec centres, shopping, and easy access to all other amenities.

Built in 1998

### **Essential Information**

MLS® #	A2227883
Price	\$473,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,317
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	78 Kingston Drive
Subdivision	Kentwood East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3S5

## Amenities

Utilities	Natural Gas Connected, Cable Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, See Remarks
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	82
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Central
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