

**71 Kemp Avenue**  
**Red Deer, Alberta**

**MLS # A2221919**



**\$400,000**

<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Vinyl Windows		

**Inclusions:** Hot Tub (as-is, where-is), TV Mounts (upper and lower living areas), Starlink Internet system (not the account)

In the Heart of Kentwood lies this beautiful well-maintained bungalow! Offering much to a family looking for a place to call home! Located in a quiet Cul-de-Sac and Close to Schools, Walking / Bike Paths, Transit and Shopping. With over 1100 sqft this home has 4 bedrooms ~ 2 full bathrooms ~ a large primary bedroom with it's own ensuite ~ large main floor living room and a basement greatroom twice that size! Equipped with central air - conditioning you'll be sure to stay comfortable in the warmer weather. Outside you'll find a fully fenced yard ~ oversized and insulated 24 x 24 garage with 120 wiring ~ gas outlet for your BBQ on the the newer expanded deck. Other notable items include: A brand new built-in Microwave. Newer siding at the back deck and newer deck floor boards. Closet doors will be reinstalled in the upper bedroom