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85 Kendrew Drive  
Red Deer, Alberta

MLS # A2165783



**\$439,900**

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

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