

**59 Kirsch Close  
Red Deer, Alberta**

**MLS # A2195185**



**\$259,900**

<b>Division:</b>	Kentwood West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer

Welcome to this 3+ 1-bedroom, 3 bathroom fully developed 1/2 duplex in the heart of Kentwood! Located on a quiet cul-de-sac, this home is conveniently close to schools, parks, and the transit system. The spacious layout features a bright living area, ideal for family gatherings. The tenant is currently occupying the property and would like to stay if possible, making this an excellent opportunity for investors or buyers looking for a smooth transition. Step outside to a sunny, west-facing backyard with a deck, perfect for relaxing and entertaining. There's also a shed for extra storage, back alley access, a parking pad, and additional street parking.