

FOR Sale

236 Kingston Drive,
Red Deer



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4 Bedrooms



2 Bathrooms



1,144 sq.ft.

Bright, open and fully developed, this 1,145 Sq.Ft. bi-level offers 4 Bedrooms, 2 full Bathrooms and a layout that makes excellent use of both levels. Vaulted ceilings and large windows add to the open feel, while central air conditioning, new shingles and a new hot water on demand system are valuable features already in place.



PROPERTY DETAILS

LOT SIZE	5,339 SQ.FT
YEAR BUILT	2006
GARAGE	24X24
TAXES	\$4,408

PROPERTY FEATURES

- Parkside Location
- Heated Garage
- Gas Fireplace
- Central A/C
- New Shingles



A HOME THAT DELIVERS

The Kitchen features a large centre island with breakfast bar seating, corner pantry and stainless steel appliances, opening to a Dining Room with large windows overlooking the park and playground next door. Two Bedrooms are on this level, including the Primary with a walk-in closet and laundry chute, along with a 3 Piece Bathroom.

The fully developed lower level adds a large Rec Room with gas fireplace, 2 additional Bedrooms and a 4 Piece Bathroom. In-floor heat keeps the space comfortable through the colder months, while the Laundry/Utility Room and additional storage add everyday function.

Both the front and backyard are fenced, with a covered 10' x 19' back deck, storage underneath and back lane access to the heated detached Garage. The park and playground next door create an open outlook from the home, with outdoor rinks in winter and St. Lorenzo Ruiz Middle School close at hand. Shopping, transit and everyday amenities are also nearby.