

# \$489,900 - 46 Kirkland Close, Red Deer

MLS® #A2250692

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,259 sqft  
Residential on 0.12 Acres

Kentwood West, Red Deer, Alberta

~Step inside this PRISTINE 5-bedroom 3-bathroom home~ Boasting three spacious bedrooms on the main floor, the primary has a walk-in closet and beautiful 3-piece ensuite, with new CUSTOM STEP IN SHOWER!!! All new flooring on the main floor, new appliances, freshly painted, hot water tank (2017), heater in garage is new. Shingles are 2016. The living room has a cozy gas burning fireplace with tiled surround and oak mantle. The FULLY DEVELOPED BASEMENT features two more spacious bedrooms, a large laundry room (previously a 6th bedroom) and a 4-piece bath with jetted tub! The family room is massive and great for a growing family, operational in-floor heat keeps it cozy all year. The oversized garage has 9' door and fully finished with a new heater and 220 wiring!!! The tiered deck has power to the lower deck for a future hot tub. The beautifully finished back yard is nicely landscaped and fenced. Take ownership of your new beautiful home and enjoy the rest of your summer and fall with peace of mind. Close to schools, trails, and major bus routes.

Built in 2003

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2250692  |
| Price    | \$489,900 |
| Bedrooms | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,259       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 46 Kirkland Close |
| Subdivision | Kentwood West     |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4P 4A3           |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                      |
| Parking        | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Side By Side |
| # of Garages   | 2                                                                                                                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings      |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                 |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Private |
| Roof            | Asphalt Shingle                           |
| Construction    | Vinyl Siding, Wood Frame                  |
| Foundation      | Poured Concrete                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-L               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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