

# \$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
Zoning	R-L

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.