# \$324,900 - 42 Kanten Close, Red Deer

MLS® #A2238814

### \$324,900

2 Bedroom, 3.00 Bathroom, 1,245 sqft Residential on 0.06 Acres

Kentwood West, Red Deer, Alberta

END UNIT | NO CONDO FEES | YEAR 2006 | OVER 1200 SQUARE FEET ABOVE GROUND SIZE (NOT INCLUDING BASEMENT) | WITH ROOM TO GROW | Step into comfort, character, and convenience in this charming end-unit townhome tucked away in vibrant Kentwood West. From the eye-catching curb appeal with its covered front veranda to the inviting open concept, interior layout, this home offers it all with zero condo fees.

Inside, you're greeted by a generous front entryway that opens into a warm and welcoming main level. The kitchen is a true standout, featuring a raised breakfast bar, oak cabinetry, and a seamless connection to the dining space and backyard, perfect for indoor-outdoor entertaining. The covered rear deck overlooks a private, fully fenced yard, with plenty of space to build a future garage and already offers two rear parking stalls.

Enjoy peace of mind knowing the entire home has just been freshly repainted, creating a clean and modern feel throughout. New zebra blinds (2025) have been installed on every window, adding a sleek, stylish finish while giving you full control of light and privacy. Outside, a brand-new staircase has been added to the rear deck, and both the front steps and exterior accents have been repaired, leveled, and professionally painted to match the fence—boosting the home's







curb appeal and function.

The main floor shines with 9-foot ceilings, elegant architectural details like crown moldings, curved archways, and thoughtfully placed art niches for a custom touch. A main floor laundry area (with an additional hookup in the basement) and a 2-piece powder room add to the home's practicality.

Upstairs, you'II find two spacious master bedrooms, each with their own private 4-piece (full) master bathrooms and walk-in closets! Ideal for family and guests. A cozy desk nook at the top of the stairs provides space for a small office, study area, or reading corner.

The unfinished basement offers exciting potential with an additional laundry hook-up and a bathroom rough-in already in placeâ€"ideal for adding a third bedroom and recreational space.

Situated just moments from schools, parks, trails, and with easy access to QE2 the major highways for commuting, this home is perfect for first-time buyers, investors, or anyone seeking a low-maintenance lifestyle with room to grow.

#### Built in 2006

#### **Essential Information**

MLS® # A2238814 Price \$324,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,245

Acres 0.06 Year Built 2006 Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 42 Kanten Close Subdivision Kentwood West

City Red Deer
County Red Deer
Province Alberta
Postal Code T4P4E6

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Closet Organizers, Laminate

Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Garden, Lawn, Low Maintenance

Landscape, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 10th, 2025

Days on Market 117

Zoning R2 (R-M)

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

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