

**22 Keen Crescent
Red Deer, Alberta****MLS # A2243240****\$329,000**

Division:	Kingsgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	634 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Dog Run Fenced In, Landscaped, Level, No Neighbours		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Primary Downstairs, Vinyl Windows

Water: -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1A**Utilities:** -**Inclusions:** Window coverings

Attention INVESTORS! Charming 3-Bedroom Duplex in Desirable Kingsgate with positive cash flow. Welcome to this well maintained 3-bedroom, 1.5-bathroom duplex located in the sought-after Kingsgate neighbourhood of Red Deer. Nestled on a quiet street, this home offers comfort, functionality, and convenience for families, first-time buyers, or investors. Step inside to an open floor plan designed for modern living. The main level features a spacious living room, a bright and airy dining area, and a well-equipped kitchen with ample cabinetry. Large windows throughout the home invite in abundant natural light, creating a warm and welcoming atmosphere. Downstairs, you'll find three generously sized bedrooms, perfect for growing families or home office needs. Outside, enjoy a fully fenced yard with a private dog run, ideal for pet owners. The double detached garage provides plenty of parking and storage. Whether you're relaxing on the deck or entertaining friends, this backyard is ready for all seasons. Located within walking distance to parks, schools, and recreation, and just minutes from shopping and amenities. Don't miss your chance to own this fantastic home in one of Red Deer's most family-friendly communities!