

# \$439,900 - 63 Kirkwood Crescent, Red Deer

MLS® #A2220746

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,055 sqft  
Residential on 0.14 Acres

Kentwood West, Red Deer, Alberta

The space you need, the updates you want, and a location that makes everyday life easier—this move-in-ready Kentwood home has it all. With central A/C, a heated double attached Garage, and immediate possession available, you can settle in quickly and comfortably.

The main floor offers newer vinyl plank flooring and a bright, open layout. The U-shaped Kitchen features stainless steel appliances, loads of counter space, a wall pantry, and direct access to the south-facing backyard—complete with a gazebo, mature trees, and even fruit trees. The Dining Room flows into the Living Room, creating an ideal space for hosting or relaxing. The Primary Bedroom includes two closets and a private 3 Piece Ensuite, with a second Bedroom and full 4 Piece Bath just down the hall.

Downstairs, the fully finished lower level includes a large Rec Room with a built-in bar, a third spacious Bedroom, a 3 Piece Bath, and plenty of storage. All Bedrooms are generously sized, offering flexibility for guests, kids, or a home office.

The backyard is a standout with back lane access, a storage shed, firepit, and lush greenery—all in a south-facing setting that brings in tons of natural light. Some upgrades include furnace, hot water tank, flooring, and central air conditioning system.



Located within walking distance of Glendale School, St. Teresa of Avila, the YMCA, parks, the skatepark, and close to transit and everyday amenities. Clean, updated, and ready for quick possession—this one is truly move-in ready!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220746    |
| Price          | \$439,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,055       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 63 Kirkwood Crescent |
| Subdivision | Kentwood West        |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4P 3P5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Laminate |
|-------------------|--|

|              |   |
|--------------|---|
|              | Counters  |
| Appliances   | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating      | Forced Air  |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot, Gazebo, Standard Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 2              |
| Zoning         | R1             |

## Listing Details

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

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