

## \$475,000 - 39 Kirton, Red Deer

MLS® #E4454493

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Kentwood, Red Deer, AB

Did you say WALKOUT Bi-LEVEL on one of the biggest lots in Northern Red Deer!? This meticulously maintained original-owner home is far more than just a walkout bi-level. It's a rare find, expertly built with an extra 3ft of excavation to create incredible below-grade space, including a workshop area and ample storage. As you open the door, you are greeted by a spacious entryway leading to a naturally lit office for those "work from home" days. The main floor consists of two spacious bedrooms and a full bathroom, along with a kitchen, dining and living room to add comfort. Walk-Out Lower Level: Features two additional bedrooms, another full bathroom, and direct access to your private paradise. The standout feature is the enormous, fully-fenced backyard—a true entertainer's dream backing onto serene green space. Plus a dedicated RV hookup and parking pad. Enjoy the best of both worlds: a quiet, friendly cul-de-sac out front and your own massive retreat in the back. This is the one you've been waiting for.

Built in 2005

### Essential Information

MLS® # E4454493

Price \$475,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,200                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |           |
|-------------|-----------|
| Address     | 39 Kirton |
| Area        | Red Deer  |
| Subdivision | Kentwood  |
| City        | Red Deer  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T4E 4E9   |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### **Interior**

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                  |
| Stories      | 2                                                                                                                          |
| Has Basement | Yes                                                                                                                        |
| Basement     | Full, Finished                                                                                                             |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Backs Onto Park/Trees, Fenced |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

Date Listed August 23rd, 2025

Days on Market 30

Zoning Zone RUR6

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 7:02am MDT