

# \$475,000 - A & B, 68 Kensington Close, Red Deer

MLS® #A2207651

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.12 Acres

Kingsgate, Red Deer, Alberta

LEGALLY SUITED UP/DOWN DUPLEX WITH FULLY SEPERATED UTILITIES!!! Investors Delight, this property is fully rented to excellent tenants bringing in \$3,365.00 per month with the tenants paying all Utilities!!! Both Units have 6 Appliances, Separate Furnaces and HWT's, Both units have been recently painted.

Upstairs Unit has deck with stairs to fenced yard plus double attached garage. Basement Tenants has gravel parking pad large enough for 4 vehicles in the back. Property located on a quiet Close. This Investment property is totally turn key and very rare in this market!

Built in 2010

## Essential Information

MLS® #	A2207651
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	A & B, 68 Kensington Close
Subdivision	Kingsgate
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0H5

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	Realty Executives Alberta Elite
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