

# \$407,900 - 44 Jenkins Drive, Red Deer

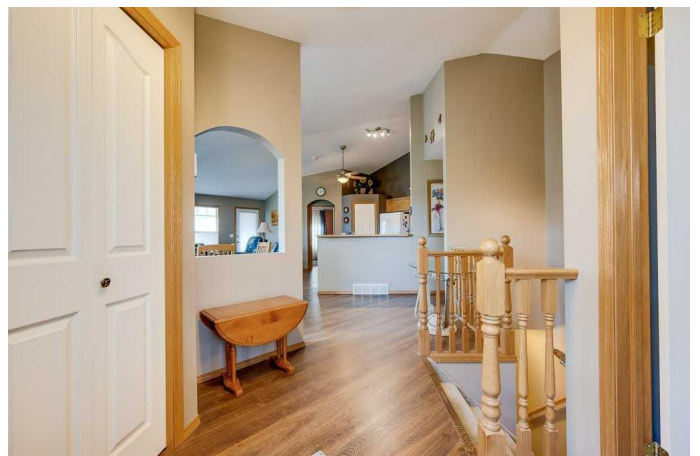
MLS® #A2210977

**\$407,900**

3 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.09 Acres

Johnstone Crossing, Red Deer, Alberta

Picture yourself in this inviting duplex (18+) complex located in a tranquil neighborhood. As soon as you step through the front door, a sense of belonging washes over you. The open floor plan creates a harmonious living environment, seamlessly linking the well-equipped kitchen—boasting a spacious pantry and eating bar—with the generous dining area and cozy living room, featuring a stone-accented gas fireplace. High vaulted ceilings and large windows enhance the sense of space while flooding the area with natural light. Quality laminate flooring flows throughout the main level. The expansive primary bedroom comes complete with a three-piece en suite, while the second well-sized bedroom serves perfectly as an office or guest room. The main floor also includes a convenient two-piece powder room and a laundry area. Descending to the basement, you'll find a large recreation room with another gas fireplace, a third bedroom currently utilized as a craft room, an additional recreational area, a four-piece bathroom, and plenty of storage space. The attached double garage is equipped with electric heating, and the covered rear deck invites you to relax and enjoy one of Alberta's renowned thunderstorms. This property has been meticulously maintained and awaits its new residents. Brand New Hot Water Heater and furnace serviced April 2025. Carpets cleaned April 2025.



Built in 2002

## Essential Information

MLS® #	A2210977
Price	\$407,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	44 Jenkins Drive
Subdivision	Johnstone Crossing
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3X1

## Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island
Appliances	Built-In Range, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	26
Zoning	R2
HOA Fees	402
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.