



GRASSROOTS
REALTY GROUP

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4501 35 StreetCrescent S
Red Deer, Alberta

MLS # A2226305



\$445,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar		

Inclusions: Hot tub

The lilacs are bursting all around this family friendly bungalow located on a crescent in Mountview, and facing a green space. The zen is all around! This 4 bed 2 bath house has been updated over the years, Its trendy and stylish with an open floor plan. Upstairs you have a big front porch welcoming you into the house, secluded with mature tress so you can forget your in the city. Living room, dining room, and kitchen are all open and ready for family gatherings and hosting, or just watching TV while you cook. Huge windows have you taking in all the greenery surrounding the house all over the main floor. It is truly glorious. 2 bedrooms and a full bathroom as well as a rear foyer complete the main floor. Downstairs you'll find new vinyl plank flooring throughout the main space, a wet bar, 2 more bedrooms, a flex space, another full bath, laundry and utility as well as cold storage. Out the back foyer you'll find the rear deck, hot tub, firepit area, new cedar fencing, trees and grassy area, shed, and a double detached garage with a huge concrete pad out back for extra parking. Don't delay booking your viewing of this one with your Realtor, because it wont last long on the market.