



GRASSROOTS
REALTY GROUP

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4138 35 Street
Red Deer, Alberta

MLS # A2229254



\$363,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Chandelier, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: 2nd fridge in basement

"Home Since 1954 — Ready for Its Next Chapter" Tucked into the heart of family-friendly Mountview, this well-loved mid-century home has been in the same family since the day it was built in 1954. It has held decades of memories, spanning generations — and now, for the first time, it's ready to welcome someone new to carry on its legacy. Step through the original mid-century front door and feel the warmth of a home built to last. Inside, you'll find 3 bedrooms on the main floor, a full bathroom, and beautiful hardwood floors in the living room, dining room, hallway, and under the carpets in the bedrooms. A charming arched doorway leads to the kitchen, which still features original ribbon mahogany cabinets and vintage hardware. The electric wall oven and countertop range give a nostalgic touch, but with gas already plumbed in, it's ready for modern upgrades. The separate dining room, with a gorgeous vintage chandelier, opens into a sunny, welcoming living room — perfect for family meals and gatherings. Downstairs offers even more room to spread out, with an additional bedroom, a second bathroom, and a spacious family room complete with a built-in wall unit. A built-in craft and sewing center add a special touch — thoughtfully designed with compartments and drawers, it's a cozy corner that invites creativity and quiet moments. Outside, the large mature lot offers space to grow and play. The covered concrete patio includes a natural gas BBQ hookup, ideal for summer entertaining. A sweet little playhouse still stands — once filled with laughter and secrets, it's waiting for another child to call it their own. One unique and beloved feature is the "bird condo" — a tall birch trunk intentionally left standing, now full of bird-made holes and bustling with feathered life. A heated, powered 4-season

workshop stands just off the back — a place filled with quiet memories of hours spent tinkering, building, and fixing. With electricity, heat, and even a landline — it’s perfect for any hobbyist or hands-on dreamer. The single garage and attached carport offer room for additional parking or small RV storage. With original charm throughout and a floor plan that suits modern family life, this home is move-in ready but also full of potential for updates to make it your own. In a neighborhood known for its community spirit, mature trees, and proximity to parks and schools, this is more than just a house — it’s a rare opportunity to own a home that has stood the test of time with heart and soul. Come walk through and see if this is where your next chapter begins.