



GRASSROOTS
REALTY GROUP

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4237 33 Street
Red Deer, Alberta

MLS # A2239986



\$295,000

Division:	Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,132 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: sheds x 2

Welcome to this inviting duplex located in the amazing community of Mountview. This well-maintained home offers a thoughtful blend of modern updates and classic character, making it an ideal choice for families, first-time buyers, or investors. Upstairs, you'll find three spacious bedrooms with beautiful hardwood flooring, along with a fully renovated bathroom featuring elegant floor-to-ceiling tile work. The main floor boasts a bright living room with brand-new laminate flooring and a modern kitchen equipped with stainless steel appliances and rich hardwood underfoot. Major updates provide peace of mind, including newer vinyl windows throughout, a roof replaced just four years ago, a hot water tank installed in 2022, and new laminate in the living room. Step outside to your private backyard oasis—complete with a cozy deck and surrounded by mature trees, offering serenity and shade. This property is conveniently located close to excellent schools, shopping centres, pharmacies, parks, and some of Red Deer's best walking trails.