



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3210 43 Avenue
Red Deer, Alberta**

MLS # A2243738



\$349,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Fridge, BI-Oven, BI-Range, Portable Dishwasher, Microwave, 2 x Dining Rm Cabinets, Living Rm Divider, Shelving in Bdrm, Bed In Primary Bdrm, Washer, Dryer, All Window Coverings, Garage Door Opener with 2 Remotes, Shed, Work Bench in Garage, Water Softener Sold 'As Is'.

Well-Maintained Bungalow in Desirable Mountview! This charming bungalow is the perfect starter home, offering a functional layout with 3 bedrooms, a full bath, and a convenient half-bath ensuite on the main floor. The kitchen provides plenty of cabinet space and an adjoining dining area, while the spacious living room features vaulted ceilings that create an open, airy feel. The fully developed basement includes a large family room, additional bedroom, 3-piece bath, and laundry area—ideal for growing families or guests. Step outside to enjoy the beautifully landscaped yard, complete with shed, vinyl fencing, RV pad and double detached garage! Recent updates include furnace, hot water tank, basement carpet and garage doors. Several windows have also been replaced within the last 5 years. Backing directly onto a playground, this property combines the comfort of a mature neighborhood with easy access to schools, parks, shopping, and all amenities!