



GRASSROOTS
REALTY GROUP

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4018 47 Street
Red Deer, Alberta

MLS # A2248160



\$325,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All Appliances

Welcome to this charming 1,100 sq ft bungalow on a spacious, mature lot in Grandview! The main floor features a bright living room with a cozy wood stove, three comfortable bedrooms, a four-piece bathroom, and a functional kitchen-dining area. The basement offers a large family room with great potential for customization as there is space to add two additional bedrooms. Outside, enjoy a fully fenced yard perfect for gardening and a 12x24 garage with back alley access. Recent improvements include a new roof installed in 2023 and refreshed brickwork on the front. This home is ready for your personal touch and upgrades! Don't miss out on this fantastic opportunity!