



**GRASSROOTS**  
REALTY GROUP

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

4230 40a Avenue  
Red Deer, Alberta

MLS # A2252322



**\$450,000**

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome to this stunning, FULLY RENOVATED 4-bedroom, 2-bathroom bungalow in Grandview! This move-in-ready home boasts modern updates and luxurious finishes throughout. The gorgeous kitchen features lots of cabinet space, quartz countertops and stainless steel appliances, creating a perfect space for cooking and entertaining. The bright living room is enhanced by large windows and beautiful luxury vinyl plank flooring. Upstairs offers three spacious bedrooms and a fully renovated main bathroom with stylish fixtures. The fully finished basement includes a versatile 4th bedroom, a new full bathroom, a sizeable family or recreation room, and a convenient laundry room with ample storage. Outside, enjoy a fully fenced, private yard with fresh sod, lush landscaping, and plenty of space for gardening. The property also features a spacious 24x24 DETACHED HEATED GARAGE with ample room for RV storage. All the big items have been replaced - NEW WINDOWS, SIDING, DOORS, a NEWER ROOF! Located close to schools, shopping, and scenic trails, this beautifully updated home offers comfort and convenience in a desirable neighborhood. This property won't last—schedule your showing today before it's gone!