



**GRASSROOTS**  
REALTY GROUP

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**3732 43A Avenue**  
**Red Deer, Alberta**

**MLS # A2253019**



**\$550,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Pa		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Shed, Hot Tub,

Welcome to this stunning bungalow in the highly sought-after Mountainview neighborhood! Nestled on a huge, private lot surrounded by mature trees, this home perfectly blends original character with tasteful modern renovations. Step inside and be greeted by a warm and inviting floor plan—ideal for hosting everything from cozy family nights to lively get-togethers. The kitchen flows seamlessly into the dining area and quiet sitting space, while the bright living room with its charming fireplace creates a welcoming centerpiece. Downstairs, the spacious basement offers endless possibilities—a perfect games room, a hangout for the kids, complete with a second fireplace and a massive storage area. Outside is an entertainer’s dream with a private yard, new fencing, and a covered deck overlooking the hot tub. Major Updates Since 2021 Include: Roof shingles replaced, Kitchen and bathroom renovations, New hardwood in the living room, Furnace replacement & Central A/C installed, Asbestos abatement & Upgraded attic insulation, New electrical panel, New fence, Hot tub & pad addition. This move-in ready home truly has it all—character, comfort, and modern upgrades in one of the most desirable areas of the city!