



**GRASSROOTS**  
REALTY GROUP

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**3948 35A Avenue**  
**Red Deer, Alberta**

**MLS # A2254012**



**\$425,000**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet
<b>Roof:</b>	Metal
<b>Basement:</b>	Partial, Partially Finished
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

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

**Inclusions:** Existing appliances and window coverings

Welcome to 3948 35A Avenue &ndash; a well-maintained bungalow located in the sought-after community of Eastview in Red Deer, AB. This spacious home is ideally situated just steps from Joseph Welsh Elementary School, with additional schools, parks, playgrounds, and shopping all nearby. Offering 1,492 sq. ft. on the main level with three bedrooms, this home provides plenty of room for families or those who love to entertain. You'll appreciate both a cozy living room and a separate family room with a fireplace &ndash; perfect for relaxing or hosting guests. The kitchen features ample cabinetry and counter space, and it opens to the dining area for easy family meals and gatherings. Large windows throughout the home allow natural light to pour in, creating a bright and welcoming atmosphere. Step out onto the covered deck and enjoy the privacy of the large, fenced backyard &ndash; ideal for kids, pets, or simply enjoying outdoor living. The double garage offers extra parking space, including room for an RV. The partially finished basement is perfect for teens or guests, featuring a large rec room, an additional bedroom, laundry area, and abundant storage space. Notable updates and features include: Newer windows in the three main-floor bedrooms, kitchen, and bathroom, New fridge and stove (April 2025), New washer & dryer (within the past year), Detached garage built around 2002, Covered deck with updated deck boards (approx. 2014), Home addition completed around 1980 (left side of the house), Patio doors replaced approximately 10 years ago. A beautiful and thoughtfully updated home in a fantastic family-friendly neighborhood.