



GRASSROOTS
REALTY GROUP

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

3527 43 Avenue
Red Deer, Alberta

MLS # A2255959



\$425,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: TV Mouht, Shed

Welcome to 3527 43 Avenue in Mountview - a lovingly updated mid century modern bungalow located on a massive 11,000 + Sq Ft Lot! Pride of ownership is evident the moment you pull up to the property with an updated exterior, new shingles (2024), charming landscaping and more. The gorgeous main floor boasts over 1200 sq ft showcasing an oversized living room accompanied by a wood burning fireplace (sold as-is), a spacious dining area and of course the beautiful kitchen. The eclectic kitchen offers ample cabinet and counter space, tile backsplash and stainless steel appliances. There are three bedrooms located on the main floor including the primary suite equipped with a walk-in closet and a trendy 2pc ensuite both rare for this age of home! The family 4pc bathroom is the perfect mix of mid century charm and original touches. Downstairs you will discover a flex space great for those working from home or a kids play space! The living room could easily be extended into the unfinished area if more space is desired as well as space for a 4th bedroom. This property boasts so many upgrades including a new HWT in 2023, H/E furnace, upgraded electrical panel, flooring, paint, light fixtures, some vinyl windows and more! The possibilities are endless outside with a lot providing ample space to build the shop of your dreams while already having access to the oversized single garage with power and brand new shingles (14x24), RV parking and a convenient driveway along the South side of the house. This wonderful home awaits new ownership and is an absolute pleasure to show.