



**3405 43 Avenue  
Red Deer, Alberta**

**MLS # A2259067**



**\$349,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Appliances Sold As Is- Where Is

Proudly owned and lovingly maintained by the same family for over 50 years, this fantastic starter or family home is a rare find—featuring not one, but two garages in the sought-after mature community of Mountview. Step inside to a spacious and inviting main floor, where a large family room flows seamlessly into a generous dining area and a charming oak kitchen—perfect for everyday living and entertaining. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary, along with a full 4-piece bathroom. The lower level offers added versatility with a fourth bedroom, convenient 2-piece bathroom, and laundry area, with direct access to the covered back porch. Downstairs, the partially finished basement provides even more living space, complete with a cozy wood-burning fireplace, family room, and bar area—ideal for relaxing or hosting guests. Outside, enjoy a large, private backyard with a covered porch, perfect for year-round enjoyment. The attached garage is ideal for a smaller vehicle, motorcycle, or extra storage, while the oversized detached garage is a standout feature—fully equipped with 220V power and complemented by a spacious driveway with room for additional vehicles, trailers, or toys. Notable updates over the years include newer windows and a new furnace (2024) for added peace of mind. Homes with two garages in this area rarely come available—don’t miss your chance to make this one yours!