



GRASSROOTS
REALTY GROUP

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**3515 45 Avenue
Red Deer, Alberta**

MLS # A2263847



\$485,000

Division:	Mountview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,408 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Front Drive, Insulated, Off Street, See Remarks, Single Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bookcases, Built-in Features, Central Vacuum, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: DISHWASHER, REFRIGERATOR, STOVE, WASHER, DRYER, WINDOW COVERINGS

FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM 1.5 STOREY IN MATURE MOUNTVIEW ~ LOCATED ON A MASSIVE DOUBLE LOT WITH MATURE LANDSCAPING ~ DETACHED GARAGE WITH A LARGE WORKSHOP ~ OVERSIZED FRONT DRIVE WITH SPACE FOR AN RV ~ West facing front veranda overlooks the front yard ~ The living room features hardwood flooring, a wood burning stove and a large west facing picture window that fills the space with natural light ~ Easily host large gatherings in the dining room that features a convenient pass through opening to the kitchen, plus garden door access to the large deck (w/ composite deck board) and backyard ~ The kitchen offers plenty of white cabinets, full tile backsplash, ample counter space, window above the sink overlooking the backyard, stainless steel appliances, tile floors and a wall pantry offering additional storage space ~ Main floor bedroom can easily accommodate a king size bed plus furniture and features hardwood flooring and a wall of built in's cabinets and shelving ~ Sunny 4 piece main bath ~ The upper level offers two large bedrooms with ample closet space and large windows, a den/flex room, and a 2 piece bathroom with an oversized vanity ~ The basement has a spacious family room with built in shelving, a generous size bedroom, laundry with a sink and folding counter, with space for storage throughout ~ The beautiful backyard is fully fenced, has tons of space, mature trees, shrubs and perennials, 2 sheds, a large upper deck, lower deck with a pergola, and tons of grassy yard space ~ Detached garage is insulated, finished with painted drywall, and has an attached workshop with built in shelving ~ Located in a mature, well established neighbourhood with easy access to great schools, parks, shopping, walking trails and more plus easy access to downtown, Red Deer

Poly, and all other amenities.