



GRASSROOTS
REALTY GROUP

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**4402 35 Avenue
Red Deer, Alberta**

MLS # A2269985



\$342,000

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Washer, Dryer, microwave, dishwasher, electric fireplace

Welcome to this charming 3-bedroom, 1-bath home located in the desirable Eastview neighbourhood! Perfectly situated near schools, shopping, parks, walking trails, bus routes, and all the amenities you need. This home sits on a large corner lot, offering plenty of outdoor space and great curb appeal. The oversized double detached garage provides ample parking and storage. Inside, you'll find a bright and inviting layout that's full of potential, with an unfinished basement ready for your personal touch. Perfect for a first-time buyer, investor, families or those looking to downsize.