



GRASSROOTS
REALTY GROUP

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4421 35 Avenue
Red Deer, Alberta

MLS # A2281865



\$365,000

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed; coverings on closets on main floor

Beautifully maintained mid-century bungalow, lovingly cared for over the years and now awaiting its new owners. Situated on a large lot, this home offers a detached single-car garage plus a carport with accessibility features—making it a fantastic option for a variety of lifestyles. The main floor provides 1,170 sq. Ft. (above grade) of functional living space, featuring three bedrooms and a 4-piece bathroom. The living room showcases an original painted brick feature wall and impeccably preserved original hardwood flooring. A formal dining area sits just off the kitchen, while the bright kitchen offers space for additional seating and a convenient side entrance leading to the side yard. The fully finished basement includes a bedroom, storage room, comfortable living area, additional nook, a 3-piece bathroom with tiled curb-less shower, and a den—ideal for extended family, guests, or a home office setup. Additional highlights include: a fully fenced yard with large shed, all windows replaced with vinyl windows (except one basement window) in approx. 2011 & 2022, updated basement flooring (hallway, stairs, den, and living area), and the furnace + hot water tank are scheduled to be replaced for the new owners. The carport/ramp was completed in 2011 as well as new fascia, soffit, siding, and insulation. This home has been immaculately cared for and offers exceptional value.