



**3646 41 Avenue
Red Deer, Alberta**

MLS # A2286384



\$350,000

Division:	Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	1949 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: NA

Welcome to this charming home located in one of Red Deer's most sought after neighbourhoods. Situated on a large west facing lot backing directly onto a park and green space, this property offers privacy, mature trees, and a peaceful setting that's hard to find. This well cared for 2 bedroom home features beautiful hardwood flooring throughout most of the developed space, creating a warm and inviting atmosphere. The bright main floor offers a functional kitchen tucked away from the main living areas perfect for preparing meals while still enjoying time with family and guests in the spacious dining and living rooms. The tastefully upgraded 4 piece bathroom is conveniently located on the main floor, while upstairs you'll find two generous bedrooms and a linen closet for added storage. A standout feature of this property is the oversized heated double detached garage. Entering from the garage, you're welcomed into a large mudroom with ample storage space ideal for busy households. The basement remains undeveloped, with laundry in place and plenty of opportunity to customize to your needs. Outside, enjoy the west facing backyard complete with a large two tier deck, mature landscaping, space for RV parking, and a good sized garden shed. Located close to schools, parks, and local amenities, this is truly a special property offering comfort, character, and potential in an exceptional location.