



**3601 41 Avenue
Red Deer, Alberta**

MLS # A2297011



\$359,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: stove, refrigerator, dishwasher, washer, dryer

UPDATED EXTERIOR | DESIRABLE MOUNTVIEW LOCATION ~ Welcome to this well-located bungalow situated on a pie-shaped lot with a sunny SOUTH-FACING BACKYARD in the mature community of Mountview. This lovely neighbourhood is known for its tree-lined streets, parks, and central location close to schools and amenities. ~ With 3 bedrooms up, 2 down, and a rear entry to the basement, this home offers excellent flexibility for families or investors looking to build a suite. ~ Major upgrades completed in 2020 include NEW SHINGLES, SIDING, and a NEW SEWER LINE with backflow preventer up to the city line, providing peace of mind on the big-ticket items. ~ The main floor features a large kitchen, bright living space, and a functional layout with three bedrooms and a full bathroom. ~ The basement offers additional living space with a large family room, two bedrooms and bathroom. The lower level is functional but currently has unfinished flooring, offering an opportunity for the next owner to add value and personalize the space. ~ Outside, enjoy the sunny south-facing backyard, deck, and a 16 x 24 detached garage. ~ Located in a quiet, established area close to parks, walking paths, schools, and shopping, this property is a great opportunity for buyers looking for value, location, and long-term potential.