



**3982 35 Avenue  
Red Deer, Alberta**

**MLS # A2299420**



**\$344,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage, Wet Bar		

**Inclusions:** Shed

Just steps from a school, park, and playground, this nicely updated bungalow sits at the end of a quiet street and is a great place to raise a family or downsize and enjoy the tranquility of this mature neighbourhood. With just over 2000 square feet of developed living space, this home offers 3 bedrooms on the main level and many exterior updates include newer siding, soffits, fascia, front and back decks, a newer front door, and several newer windows. Inside, the main floor features a bright and spacious living room and a separate dining area with low maintenance laminate flooring, and a well laid out kitchen with oak cabinetry and white appliances. Down the hall are 2 nicely sized kids' rooms and a spacious primary bedroom, with a shared 4 pce bathroom completing the main floor. Downstairs, the finished basement adds a large rec room with a fireplace and wet bar, a fourth bedroom, a 3 pce bathroom (needs work), and plenty of additional storage, utility, and laundry space. Outside, you'll find a large back deck that creates a great space for summer entertaining and relaxing in the fully fenced yard, a detached single garage for your vehicle or toys, and a convenient storage shed. The corner lot offers a low maintenance yard setup while still providing everything you need for outdoor enjoyment. A solid property in a desirable location, offering the perfect opportunity to move in and make it your own!