



**4214 40A Avenue
Red Deer, Alberta**

MLS # A2300605



\$422,500

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|------------------|---|---------------|-------------------|
| Division: | Grandview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,051 sq.ft. | Age: | 1956 (70 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Attached, Heated Garage, Insulated, Off Street, | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|--|
| Heating: | Forced Air | Water: | Public |
| Floors: | Hardwood, Laminate, Linoleum, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Jetted Tub, Storage, Vinyl Windows | | |

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, A/C, SHED, WARDROBE IN PRIMARY BEDROOM, DESK IN OFFICE

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM BUNGALOW IN GRANDVIEW ~ HEATED DOUBLE DETACHED GARAGE ~ East facing front veranda welcomes you and leads to a sunny foyer ~ The living room features hardwood flooring and a large picture window that overlooks the front yard ~ Hardwood floors continue into the dining room where you can easily host large gatherings ~ The kitchen offers an abundance of light stained cabinets, ample counter space including a raised eating bar, full tile backsplash, stainless steel appliances and a large west facing window that overlooks the backyard ~ Rear entry just off the kitchen offers easy access to the basement, rear patio/backyard and the garage ~ Huge primary bedroom with hardwood flooring and tons of natural light can easily accommodate a king size bed plus multiple pieces of furniture or a sitting area, and features mirrored closets ~ 4 piece main bathroom features an air tub ~ Second main floor bedroom is also a generous size ~ The fully finished basement offers a spacious family room with built in cabinets, 2 large bedrooms (one with a built in desk), a den/flex room with a closet, and a 3 piece bathroom with laundry ~ New shingles in 2023 ~ The fully fenced backyard is landscaped with mature trees, shrubs and perennials, and has plenty of grassy yard space ~ 26' L x 24' W detached garage is insulated, finished with painted drywall and has built in shelving ~ Gravel parking pad behind the garage has space for at least two vehicles ~ Centrally located in a mature neighbourhood, walking distance to all amenities, close to parks and walking trails, and easy access to downtown ~ Pride of ownership shines in this well cared for home!