



**3333 43 Avenue**  
**Red Deer, Alberta**

**MLS # A2301561**



**\$400,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Front Drive, Off Street, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

**Inclusions:** Window Coverings, Bar Stools Downstairs

This bright 3+1 bedroom, 2-bathroom bungalow offers great potential and immediate possession. The bright and open-concept living/dining room is flooded with natural light from the floor to ceiling windows and has a walkout to the back deck—perfect for entertaining or relaxing outdoors. The kitchen has a generous amount of solid wood cabinets and plenty of counter space, including a convenient peninsula. Downstairs you have a large rec room, complete with a built-in vintage wet bar. There is a fourth bedroom, office or kids play room, a 4 piece bathroom and ample storage space. This home also has a detached double garage, a front paved driveway (parking for 2), central air conditioning and a shed, while the yard is beautifully landscaped with trees and shrubs.