



**3702 43 Avenue  
Red Deer, Alberta**

**MLS # A2138861**



**\$524,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,142 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Pantry Cabinets in Kitchen. Laundry & Bathrooms. Cabinet covering the main water shut off valve.

WOW! A Once-in-a-Lifetime Opportunity to Own One of Red Deer's Homes. Introducing a rare chance to acquire one of the most exquisite character homes in Red Deer, located in the prestigious Mountview neighborhood. This residence boasts numerous upgrades while preserving its original charm, making it a true gem in the heart of the city. Nestled on a corner lot, the home is a short stroll from parks, the city trail system, and top-rated schools, offering a serene yet convenient lifestyle. Exquisite Charm with Modern Upgrades. This breathtaking home, recently repainted with newly replaced front and back doors, exudes timeless elegance. A new fireplace, installed in 2020, serves as a stunning focal point, sure to captivate you & your guests. The house features custom finishes, including some molding, original doors, floors inside & intricate details that are increasingly rare in modern constructions. Spacious and Versatile Living Spaces With approximately 2,142 square feet spread across two levels. This home offers ample room for comfortable living & entertaining. The main floor includes a versatile office/bedroom, a large and bright living room with a formal dining area (currently unused), a grand kitchen perfect for any chef. The kitchen opens to a cozy dinette area with built-in pantry cupboards and a hallway leading to a beautifully renovated 4-piece bathroom. The former den has been converted into a convenient main floor laundry by previous owners, which could be relocated to the basement if desired. The upper floor hosts three generously sized bedrooms, including a luxurious primary bedroom with a walk-in closet and recently replaced windows. A stunning 4-piece bathroom features a corner soaker tub, shower, and stylish shelving accents. Additional features include two spacious hallway closets and a charming study nook with a window overlooking the

primary bedroom. Fully Developed Basement. The basement with its impressive height for a home of this era, has been thoughtfully developed to include a large bedroom, a newly finished 3-piece bathroom, a sizable recreation room, and a spacious laundry/utility room with abundant storage. This area offers the potential for an additional bedroom, if needed. A cold room is conveniently located in the utility room's corner. The Outdoor Oasis. The private backyard oasis, accessible from the kitchen, features new sod and simple yet impressive landscaping, creating a serene retreat. The yard and fencing could be expanded to the south. Owner has meticulously improved the home between 2020-now, with updates including electrical, plumbing enhancements, interior and exterior paint, two renovated bathrooms, refinished flooring, new doors, windows, new parking , outside lights, newer appliances, newer venting in roof was added, front railing , electrical panel, eaves and downspouts, sewer line (Prior 2020). 28x24 detached garage with 10'ceiling and oversized doors. We hope new residents will cherish this home as much as they did!