



4401 40A Avenue  
Red Deer, Alberta

MLS # A2143525



**\$279,900**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Carport, Covered, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Stove(s), Fridge

Welcome to 4401 40A Ave! Truly a time capsule of a home, loaded with charm! Boasting 3 Bedrooms, and 2 bathrooms, this home is PERFECT for someone looking for a property to put their personal touch on, without breaking the bank, or those looking for an investment property! With a side door for direct access to the basement, as well as a kitchenette, this property is a special opportunity in a very desirable area! The detached garage allows for you to keep your vehicles warm all winter long, considering the fact that its fully HEATED! In addition, the covered carport allows for ample parking space. This is a very rare property, and is waiting for the right owner!