



**802, 3907 39 Street
Red Deer, Alberta**

MLS # A2145866



\$199,900

Division:	Mountview		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Assigned, Guest, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Lan		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Separate Entrance, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS

IMMEDIATE POSSESSION AVAILABLE ~ 3 BED, 1 BATH BUNGALOW TOWNHOME IN MOUNTVIEW ~ CLOSE TO MULTIPLE SCHOOLS & PARKS, SHOPPING PLAZA, AREANA, TRANSIT ~ Covered front entry with mature shrubs welcomes you and leads to sunny foyer ~ Original hardwood flooring and neutral paint colours throughout ~ The living room features a large west facing picture window overlooking a green space and opens to the dining room where you can easily host a family gathering ~ The kitchen offers a functional layout with ceiling height cabinets with crown mouldings, glass front cabinets and pots and pan drawers, ample counter space, full tile backsplash and a separate entrance leading to the fully fenced backyard and patio ~ The primary bedroom can easily accommodate a king bed and is conveniently located across from the 4 piece bathroom ~ 2 additional main floor bedrooms ~ The basement has laundry pair with a sink and tons of space and flexibility for your future development ideas or storage ~ The backyard is fully fenced, landscaped, has a garden shed and overlooks a green space ~ 1 assigned parking stall plus ample visitor parking available ~ Excellent location; steps to multiple schools, playgrounds and parks, transit, Kinsmen Community Arena, Eastview Shopping Plaza with grocery stores, coffee shop, and more ~ Low maintenance living with condo fees including; Insurance, grounds maintenance, professional management and reserve fund contributions.