



GRASSROOTS
REALTY GROUP

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4209 43 Avenue
Red Deer, Alberta

MLS # A2177915



\$475,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1957 (68 yrs old)
Beds:	7	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Dishwasher, dryer, stoves, washer,

Welcome to 4309 43rd Ave, a prime investment property in the heart of Red Deer! This spacious home has been thoughtfully updated, featuring new shingles, new windows, fresh paint, and new flooring throughout, offering a modern and low-maintenance appeal. The main level showcases an open-concept living area with abundant natural light, flowing into a functional kitchen, and includes three spacious bedrooms perfect for family or rental use. The fully finished basement enhances the property's potential with four additional bedrooms and two bathrooms, making it an ideal choice for generating rental income or multi-family living. Situated in a desirable location close to schools, parks, and amenities, this property is a fantastic opportunity to invest in a move-in-ready home with strong value appreciation. Don't miss out—this one won't last long! The fully finished basement extends the property's appeal, boasting an additional four bedrooms and two bathrooms. Whether you're looking to generate rental income or create a multi-family living space, this property delivers outstanding potential. Located in a prime area close to amenities, schools, and parks, 4309 43rd Ave offers convenience and promising growth in value. Don't miss out on this incredible investment opportunity!