



GRASSROOTS
REALTY GROUP

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3514 42 Avenue
Red Deer, Alberta

MLS # A2204756



\$565,000

Division:	Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	963 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Drive Through, Garage Faces Rear, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: 3 x Garage door openers

Charming Renovated 3-Bedroom Home with Impressive Features and Huge Heated Shop! Step into this beautifully renovated 3-bedroom, 2-storey home, where modern updates meet classic charm. The bright, open-concept main floor is perfect for entertaining, featuring a spacious kitchen with a large island, sleek quartz countertops, and newer cabinets and recessed lighting. Quality engineered hardwood flooring runs throughout, creating a warm, inviting atmosphere. The newly renovated 4-piece main bath adds a touch of luxury to the home. Upstairs, you'll find two generous-sized bedrooms, separated by a 2-piece bath for added convenience. The basement is mostly developed, offering a large rec room and a third bedroom, perfect for guests or extra living space. Recent upgrades include new windows in the basement, a new electrical panel and wiring, as well as a high-efficiency hot water tank and furnace for peace of mind and energy savings. Outside, the large (53x175) yard is a gardener's paradise with plenty of space to grow, and RV parking ensures convenience for those with an adventurous spirit. But the real showstopper is the massive 32x40 heated shop, built in 2023. This incredible space features triple garage doors at the alley and a double overhead door to the yard, providing room for up to 6 cars and 220 wiring for a future level 2 electric car charger or maybe a welder. Whether you're a hobbyist, car enthusiast, or need extra storage, this shop is the perfect addition to your property. This home offers a rare combination of modern living and exceptional outdoor amenities. Don't miss your chance to make it yours!