



GRASSROOTS
REALTY GROUP

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4214 42 Avenue
Red Deer, Alberta

MLS # A2208513



\$430,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Natural Woodwork, See Remarks, Walk-In Closet(s)		

Inclusions: Ceiling Fan(s), Barn Doors (x4) and Hardware, Kitchen Island Cart, Deep Freeze, Swing Set, Playhouse, BBQ in Dog Run, Wet Bar Cabinets, Hot Tub (negotiable)

Ready for the most adorable farmhouse charm right here in the sought after community of Grandview? Wait no longer, 4214 42 Avenue is a fully developed 4 bedroom and 3 bathroom bungalow, with an absolutely stunning addition and the potential to add a 5th bedroom. The dining room is filled with natural light and leads into a functional kitchen, with a patio door to the completely screened in porch! On the main floor you will find 2 good sized bedrooms and a 4 piece bathroom. Down the hall, prepare to be stunned by the addition completed in 2019, which features the primary and the 4 piece ensuite, a walk in closet, and a patio door off to the deck again. You are going to spend all your time on this completely covered and screened-in deck, complete with a ceiling fan and gas line for the BBQ or Fireplace. It truly is a breathtaking space perfect for cozy evenings with family and friends. Downstairs you will love the massive rec room complete with a wet bar, a 3 piece bathroom, tons of storage as well as the family room which has potential to be a 5th bedroom. Outside, a great backyard, shed, hot tub, parking pad and a fully insulated, oversized double detached garage (2014) complete with 220V will check off the rest of your boxes! In 2019 the fully permitted addition was completed along with the Hot Water Tank, HE Furnace and Ducting, Smoke and CO Detectors (hardwired), and shingles were all redone as well. Don't miss out on this adorable bungalow with all the bells and whistles!