

35 Howarth Street
Red Deer, Alberta

MLS # A2217967



\$394,000

Division:	Highland Green	Water:	-
Type:	Residential/House	Sewer:	-
Style:	Bungalow	Condo Fee:	-
Size:	1,064 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Interlocking Driveway, RV Access/Parking, Single Garage Detached, Workshop		
Lot Size:	0.12 Acre	LLD:	-
Lot Feat:	Corner Lot, Landscaped, Lawn, Street Lighting		
Heating:	Fireplace(s), Forced Air	Zoning:	R1
Floors:	Carpet, Hardwood, Vinyl Plank	Utilities:	-
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame		
Foundation:	Poured Concrete		
Features:	Central Vacuum, No Smoking Home, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to this delightful family residence, offering comfort and meticulous care throughout. A true turnkey home where warmth and character meet modern convenience. You will enjoy a spacious foyer that effortlessly transitions into an inviting living room, highlighted by a classic wood-burning fireplace, perfect for cozy evenings. The home features a generously sized kitchen equipped with stainless steel appliances. Enjoy your morning coffee in the sunlit breakfast nook that overlooks the beautifully landscaped patio. There’s also a separate dining room ideal for larger gatherings. The main level includes three bedrooms, a primary with an ensuite, along with two additional bedrooms that share a main floor bathroom. A spacious finished basement offers endless possibilities, with ample room for a media lounge, game room, or versatile recreational space tailored to your lifestyle. Enjoy added warmth with the natural gas fireplace. In addition to its expansive recreational areas, the basement features a comfortable bedroom, a functional workshop for hobbies or projects, and a large utility/laundry room that offers ample space for storage and household needs. A detached garage provides space for parking and a work space equipped with a central vacuum system. Large manicured backyard has a R.V. parking area with a double gate and a 4 x 12 garden shed. Upgrades include vinyl windows (2015), shingles (2021), HWT (2024), water softener system, and new vinyl plank floors in the living room, dining room, and kitchen. This beautiful home has been thoughtfully and lovingly cared for by the same owner for many years. It is also in a great neighborhood near shopping, schools, biking paths, parks, and quick, easy highway access.