

4217 43 Avenue  
Red Deer, Alberta

MLS # A2275518

**\$384,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Grandview                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 983 sq.ft.                       | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, Vinyl Windows |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Hoodfan, Washer, Dryer, Window Coverings, Central Vac & Attachments

CLASSIC CHARACTER + MODERN UPDATED BUNGALOW IN GRANDVIEW! This four bedroom, two bathroom home is move-in ready and sure to impress. Step inside and be welcomed by the bright living room with a large west exposed window for lots of natural light along with new hardwood floors that run throughout the main living spaces. The kitchen is an entertainers delight offering white cabinets, lots of counter space, eat-in dining area, coffee bar and two nice sized windows which over look the yard. You'll love the convenience of three bedrooms as well as a four piece bathroom all on the main level. The basement is fully finished with a large family/rec space, fourth bedroom (no closet), three piece bathroom, storage and laundry space. Outside, the property boasts a large deck with a privacy wall which over looks the mature fenced yard with a firepit area and garden. The double garage completes this wonderful package, providing one half with parking and the other side for additional storage. At the front of the home you'll also find a nice wood deck which looks onto the mature tree lined street. Other extras include new pex piping (November 2025), vinyl windows and convenient central vac. Come see for yourself and get ready to fall in love with this special home!