

4402 35 Avenue  
Red Deer, Alberta

MLS # A2269985

**\$342,000**



|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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>   | Open Floorplan                 |                   |     |

**Inclusions:** Fridge, Stove, Washer, Dryer, microwave, dishwasher, electric fireplace

Welcome to this charming 3-bedroom, 1-bath home located in the desirable Eastview neighbourhood! Perfectly situated near schools, shopping, parks, walking trails, bus routes, and all the amenities you need. This home sits on a large corner lot, offering plenty of outdoor space and great curb appeal. The oversized double detached garage provides ample parking and storage. Inside, you'll find a bright and inviting layout that's full of potential, with an unfinished basement ready for your personal touch. Perfect for a first-time buyer, investor, families or those looking to downsize.