

4421 35 Avenue  
Red Deer, Alberta

MLS # A2281865

# \$365,000



<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Shed; coverings on closets on main floor

Beautifully maintained mid-century bungalow, lovingly cared for over the years and now awaiting its new owners. Situated on a large lot, this home offers a detached single-car garage plus a carport with accessibility features—making it a fantastic option for a variety of lifestyles. The main floor provides 1,170 sq. Ft. (above grade) of functional living space, featuring three bedrooms and a 4-piece bathroom. The living room showcases an original painted brick feature wall and impeccably preserved original hardwood flooring. A formal dining area sits just off the kitchen, while the bright kitchen offers space for additional seating and a convenient side entrance leading to the side yard. The fully finished basement includes a bedroom, storage room, comfortable living area, additional nook, a 3-piece bathroom with tiled curb-less shower, and a den—ideal for extended family, guests, or a home office setup. Additional highlights include: a fully fenced yard with large shed, all windows replaced with vinyl windows (except one basement window) in approx. 2011 & 2022, updated basement flooring (hallway, stairs, den, and living area), and the furnace + hot water tank are scheduled to be replaced for the new owners. The carport/ramp was completed in 2011 as well as new fascia, soffit, siding, and insulation. This home has been immaculately cared for and offers exceptional value.