

3325 43 Avenue  
Red Deer, Alberta

MLS # A2283515



**\$399,000**

|                  |   |                               |
|------------------|---|-------------------------------|
| <b>Division:</b> | Mountview   |                               |
| <b>Type:</b>     | Residential/House                                 |                               |
| <b>Style:</b>    | Bungalow  |                               |
| <b>Size:</b>     | 1,099 sq.ft.                                      | <b>Age:</b> 1962 (64 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> 2 full / 1 half |
| <b>Garage:</b>   | Alley Access, Parking Pad, Single Garage Attached |                               |
| <b>Lot Size:</b> | 0.14 Acre   |                               |
| <b>Lot Feat:</b> | Back Lane, Front Yard                             |                               |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame             | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, No Animal Home |                   |     |

**Inclusions:** Fridge, stove, washer/dryer, dishwasher, microwave, fridge in the basement

Located in the highly desirable Mountview area, this well-maintained 1962 home offers a perfect blend of character and thoughtful updates. Featuring 4 large bedrooms, 2 full bathrooms, and a 2-piece en-suite, this home provides excellent space and functionality. The fully renovated kitchen is a standout, complete with gas stove hookups and modern finishes ideal for everyday living and entertaining. Outside, enjoy a large, beautifully landscaped yard that is fully fenced, offering privacy and room to relax or play. Additional highlights include a single detached garage, large parking pad, and convenient back alley access. A fantastic opportunity in a sought-after neighborhood close to amenities, schools, and green spaces.