

4529 35 Street Crescent
Red Deer, Alberta

MLS # A2171536



\$487,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: NA

This beautifully maintained bungalow, located in one of Red Deer's most sought-after communities, offers a rare opportunity for homebuyers as it hits the market for the first time since 1981. Nestled on a spacious pie-shaped lot just under 10,000 sq. ft., this property all around exudes pride of ownership and timeless charm. The property is ideally situated, offering privacy and picturesque views. Main floor features original hardwood floors maintaining the character and warmth throughout. The bright living room is where you can enjoy serene views of the green space and water tower from the spacious and light-filled living area. Family-Friendly Kitchen with updated stainless steel appliances, abundant cabinetry, and a pantry make this kitchen both functional and inviting. Patio doors lead directly to the deck, offering an ideal setting for outdoor dining and entertaining. The lower level is fully developed offers additional living space, including a third bedroom, separate laundry room, cold room, large family room with a charming vintage wet bar. The home has undergone significant upgrades between 2007-2014 including: Complete exterior renovation (stucco, brick, shingles, soffit, fascia), Deck renovation, New furnaces and hot water system (Rinnai tankless), water softener, majority of windows and doors replaced. The well-manicured yard is designed for enjoyment and convenience, featuring a large RV gate with power access, Oversized double garage s heated, and equipped with 220v power, making it perfect for hobbies and additional storage. This bungalow offers both immediate enjoyment and endless potential for personalization. Whether you appreciate its existing charm or want to explore future possibilities, this home is a rare find in an ideal Red Deer location.