

3938 45 Street
Red Deer, Alberta

MLS # A2172273



\$189,900

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	656 sq.ft.	Age:	1950 (74 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

This cozy and inviting home in Eastview is waiting for a new family to make it their own. With a warm and welcoming atmosphere, this classic 1950s cottage offers a perfect blend of comfort and character. Inside, you'll find two bedrooms, including a versatile home office space, and a modern bathroom. Enjoy the fresh air on the front porch overlooking the landscaped yard or relax in the covered rear porch/mud room, perfect for coming home after a day out. The spacious 22x24 double detached garage provides plenty of room for your vehicles and storage. Despite its smaller size, this home offers a surprisingly functional layout and endless potential. Located in the sought-after Eastview neighbourhood, you're close to schools like Joseph Welsh Elementary and Eastview Middle, as well as the convenient 40th Ave Eastview IGA shopping plaza. Don't miss this opportunity to own a piece of Eastview history!