

4113 40 Street  
Red Deer, Alberta

MLS # A2198579



**\$392,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks, Storage, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

This is a beautiful family home that has been lovingly cared for by previous generations. The care and love put into this home is evident and deserves the same from its new owners. Sitting on one of the nicest closes in Grandview across from a beautiful green space and within walking distance to schools, shopping, parks, recreation and churches. There have been some upgrades in recent years, including the roof, furnace and hot water tank. Some windows have been replaced, and the remaining ones are still in great shape. Neighbours are well-established and very caring of the neighbourhood. The living room offers a bay window with a beautiful view of trees and greenery. Hardwood floors can be found throughout the main floor of the home. Oak cabinetry in the kitchen along with a dinette with lots of natural light gives this space a cozy disposition. A sunroom can be found off the back of the home, overlooking the landscaped yard with minimal upkeep. The double detached Garage has a wood shop built in which can be converted for any hobby, equipped with a built-in vac system and an exhaust fan. Additional storage can be found in the garage attic space. The home needs a few updates but has huge value and great potential.