

3901 45 Street
Red Deer, Alberta

MLS # A2199940



\$289,900

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Refrigerator, stove, washer, dryer, garage remote x 1

Charming 2-Bed, 1-Bath Bungalow in a Prime Location! HUGE LOT - 9300+ SQFT! This lovingly maintained 2-bedroom, 1-bath bungalow, originally built in the 1950s, has been carefully preserved and is full of original character. The home features a spacious layout with a cozy living room, newly carpeted to provide a fresh and comfortable space. Its timeless appeal is evident in every corner, making it a perfect blend of classic style and lasting quality. This property offers plenty of outdoor space, including a fenced backyard with a greenhouse, ideal for gardening enthusiasts. The detached garage and the gravel pad provide ample room for RV parking or extra vehicles. Recent updates include a new roof installed in 2017, ensuring peace of mind for years to come. With its well-maintained features and convenient location, this home is perfect for first-time homebuyers looking for a blend of classic charm and practical living. Don't miss the opportunity to make this gem your own!