

4133 36 Street
Red Deer, Alberta

MLS # A2200008



\$459,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Chandelier, Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE (2), STOVE (2), DISHWASHER, WASHER (2), DRYER (2), MICROWAVE

LEGALLY SUITED BUNGALOW IN MOUNTVIEW ~ 4 BEDS, 3 BATHS ~ IMMEDIATE POSSESSION AVAILABLE ~ EXTENSIVE RENOVATIONS THROUGHOUT ~ Recent updates and renovations include; Paint, trim, kitchen, flooring, light fixtures, bathrooms, some windows ~ Open concept main floor layout complimented by modern colours and vinyl plank flooring ~ The living room features large windows overlooking the front yard and allowing for natural light to flow ~ Easily host gatherings in the dining room next to the conveniently located main floor laundry ~ Eating bar with stone counter tops offers more dining space ~ The updated kitchen has an abundance of white cabinets, ample stone counter tops, window above the sink, full tile backsplash and stainless steel appliances ~ 3 generous size main floor bedrooms, including the primary bedroom that can easily accommodate a king size bed and has ample closet space ~ 4 piece main bathroom featuring a soaking tub ~ Separate entrance to the backyard, with access to the main floor and basement suite ~ The basement suite features a spacious living room, galley style kitchen that opens to a dining space, 2 piece bathroom, in unit laundry and a large bedroom with a walk in closet and 4 piece ensuite ~ The backyard is landscaped, has mature trees and is fully fenced with access to a rear parking pad and paved back alley ~ Single detached garage with an attached workshop/storage space ~ Located across from a walking trail that leads to a park, walking distance to multiple schools (including French immersion), parks, playgrounds and Red Deer's extensive trail system with all other amenities close by ~ The main floor could potentially rent for \$2400 and the basement for \$1600 (plus utilities) ~ Move in ready with immediate possession available.