

4309 35 Street
Red Deer, Alberta

MLS # A2201212



\$349,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Garage Faces Side, Off Street, Ov		
Lot Size:	0.18 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, See Rem		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, See Remarks, Wired for Sound		

Inclusions: all appliances, all window coverings

Tree-lined streets, excellent lot sizes and unique character charm - Welcome to Mountview! Situated on a mature street and backing onto a park sits this 1,146sqft bungalow. Move-in ready, but also ripe for a renovation - this fully finished house features 4 beds + 2 full baths, original hardwood, curved arches and arched ceiling borders. The basement is wide open and updated with wet bar and carpeting throughout the rec area. Outside features a south facing back yard that BACKS ONTO A PARK and within eye sight of École Mountview! This location is tough to beat, and to top it all off there is a two-bay, triple car detached garage! One bay is 24’ x 24’, while the attached additional bay is 17’ x 25’. So much storage you may not be able to fill it! There are plenty of renovated homes and in-fills currently under construction nearby, now may be the time to get in to this trending neighborhood!