



4413 40A Avenue  
Red Deer, Alberta

MLS # A2299774



**\$310,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located in the desirable Grandview neighbourhood of Red Deer. This solid 1960-built bungalow offering 1,058 sq ft of living space with four bedrooms and two bathrooms. This home features some original hardwood floors that add warmth and character, plus a newer high-efficiency furnace installed just three years ago for peace of mind and lower utility costs. Renovations have already begun on the main floor and the basement. The basement has the start of a second kitchen and an unfinished bathroom, giving you the perfect opportunity to finish the space to your own taste and create extra living area. Outside you’ll appreciate the oversized single detached garage and a generously sized yard, all in a great family-friendly location close to schools and amenities. This property is an excellent opportunity for the handy buyer or investor looking to add value in one of Red Deer’s most convenient neighborhoods.