



**GRASSROOTS**

REALTY GROUP

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**3919 43 Avenue  
Red Deer, Alberta**

**MLS # A2302120**



**\$625,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, Sauna		

**Inclusions:** Fridge, cooktops, wall oven, dishwasher, microwave, fridge and stove in basement, built in vac & attachments, garage opener & 1 control for each garage, BBQ.

These homes don't come along very often! Located in the mature area of Grandview, this home sits on a 74'x134' lot. It has an attached single car garage and a 22.5'x24.5' detached double heated garage. The home has great curb appeal with brick highlights, exposed aggregate driveway, several mature trees and the fence highlighted with brick posts. The living room has crown mouldings, a gas fireplace with tile surround w/mantle and oak hardwood floors that carries into the formal dining area that features a beautiful custom china cabinet/ hutch. The kitchen has raised panel oak cabinets, Corian countertops, a Subzero fridge, double wall ovens, JennAir countertop stove, grill, a sunshine ceiling and tiled floors. Upstairs has tile flooring throughout- 3 nicely sized bedrooms and a 3 pce bathroom with jetted tub and an extra long vanity. The primary bedroom has an entire wall of closets. The 3rd level has a large family room with a tiled gas fireplace, painted walnut ceiling, big windows and laminate flooring. There is a flex room/ bedroom (no closet) and an ensuite with a beautiful tiled shower. The basement, 4th level, has a large rec room, a laundry area, bedroom, a 4 pce bath and a sauna. What an exceptional yard! There is a 2 tiered wood deck, gas burning firepit, unistone patio, sprinkler system, fence with brick pillars and a paved back alley. A rubber roof installed approx. 7 years ago at a cost of \$38,000. All windows are Pella wood windows- very high end and well maintained (approx. 17yrs+-). Sewer lines in 2009+-. Boiler is approximately 12 years old+-.