



**3510 43A Avenue  
Red Deer, Alberta**

**MLS # A2305777**



**\$725,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,410 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<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>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows

**Inclusions:** Washer, Dryer, Fridge, Stove, Dishwasher, Microwave Oven, 2nd Fridge, Chest Freezer, All Window Coverings, Wall Mount & TV, 2 Garage Remotes, All Garage Shelving, Central Vacuum & All Attachments, AC Unit, Shed, Pool Table & All Accessories

Open House Sunday, May 3rd from 3:00 p.m. - 5:00 p.m. This gorgeous classic home sits on a 9600+ sq foot lot in the sought after Mountview neighbourhood. The home has been lovingly cared for and meticulously maintained by the original owners. It is pristine both inside and out. From the moment you arrive you'll notice the excellent curb appeal with the stamped concrete driveway and the welcoming front veranda. Once inside you'll appreciate the amount of natural light that streams through the abundance of large windows. The floor plan is traditional with both a formal living and dining room. It also has a main floor family room adjacent to the kitchen. The home had an extensive renovation in 1999 done by premier builder Bowood homes. The quality throughout is unsurpassed. There is maple hardwood flooring throughout much of the home. The beautiful kitchen with granite countertops has extensive cabinets and countertop space. The kitchen leads out to a 3 season sunroom and a no maintenance composite deck overlooking the peaceful private backyard where wildlife can often be seen. The yard has been manicured to perfection. There are underground sprinklers both front and back. No fences between yards is a sign of the peace and harmony neighbors share on this street. For your convenience there is main floor laundry. A grand staircase leads to the upper level which uniquely has 4 bedrooms. The primary bedroom is spacious, easily accommodating king sized furniture. It has 2 sets of closets and an ensuite with a large shower. The lower level is fully finished and features a games room that's made for family fun with a pool table included. Upstairs offers a gas fireplace and downstairs is a wood burning fireplace. The home has 2 newer high efficiency furnaces (2019). There is central AC to the upper floor. All windows with the

exception of the basement are triple pane. The roof is long life metal. The Mountview neighbourhood offers an active lifestyle with walkability to schools, parks & the beautiful trail system. If you're fussy about location, seeking a large estate style property and looking for a home you'll be proud to call home this may be just the property for you!