



GRASSROOTS
REALTY GROUP

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3740 43a Avenue
Red Deer, Alberta

MLS # A2315146



\$569,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,417 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Many Trees, Native Plants, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Fridge, Cook Top Stove, BI-Oven, BI-Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Remote x 1, Chest Freezer in Laundry Room, Shed

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level situated on a quiet avenue in the sought-after community of Mountview. Nestled on an impressive 9,150 sq. ft. lot, this home offers space, comfort, and pride of ownership throughout. Step inside to a bright and inviting open-concept living and dining area, perfect for family living and entertaining. The spacious kitchen features new quartz countertops, a breakfast bar, pantry, and ample cabinet space. The main floor also offers a 4-piece bathroom, a generous primary bedroom complete with a walk-in closet and 3-piece ensuite, plus two additional well-sized bedrooms. The fully developed basement provides excellent additional living space with a large family room, fourth bedroom, 3-piece bathroom, laundry room with sink, and plenty of storage. Outside, you'll discover a private backyard oasis showcasing beautiful landscaping, mature perennials, and a storage shed. The west-facing deck, conveniently accessed from the kitchen, is the perfect place to relax or entertain guests while enjoying the evening sun. Numerous upgrades over the past five years provide added peace of mind, including shingles, furnace, hot water tank, windows, quartz countertops, and garage door opener. This exceptional property combines a fantastic location, thoughtful updates, and a stunning outdoor space—making it the perfect place to call home.