



GRASSROOTS

REALTY GROUP

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**3515 43A Avenue
Red Deer, Alberta**

MLS # A2315527



\$540,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,184 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: All existing appliances and window coverings (as is)

Welcome to 3515 43A Avenue in the desirable subdivision of Mountview, Red Deer. Situated on an impressive 10,430 square foot lot measuring approximately 75 feet wide by 140 feet deep, this fully finished bungalow has been lovingly cared for by its original owner and offers an exceptional combination of space, character, and functionality. Step inside the spacious entry and enjoy the oversized living room featuring a stunning wood-burning fireplace and feature wall that creates a warm and inviting focal point for the space. Large windows and multiple skylights throughout the home allow an abundance of natural light to pour in, creating a bright and welcoming atmosphere. Beautiful woodwork details and unique character features can be found throughout the home, adding warmth and charm. The functional kitchen offers plenty of cabinetry and counter space and is open to the dining area, making it a wonderful setup for entertaining family and friends or enjoying everyday living. The main floor offers three bedrooms including a large primary bedroom complete with an oversized ensuite featuring a tiled walk-in shower. One of the most unique features of this home is the incredible hobby and recreation room complete with an indoor pool, large windows, and several skylights that create an amazing year-round space to relax and enjoy. Step outside to the large patio and expansive backyard, perfect for summer BBQs, gardening, or hosting gatherings. Rainy days can still be enjoyed from the sun room that provides the feeling of outdoor living while staying protected from the elements. The fully developed basement offers two entrances and features an extra-large games room complete with a second wood-burning fireplace, two additional bedrooms, a full bathroom, a large laundry room, and plenty of storage space throughout. Located in a fantastic mature

neighborhood close to Mountview Elementary School, Eastview Middle School, Hunting Hills High School, parks, shopping, restaurants, and many amenities, this property presents a rare opportunity to own a spacious home on a large lot in one of Red Deer's most sought-after areas.