



4410 40A Avenue
Red Deer, Alberta

MLS # A2320818



\$375,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Gar		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Fire Pit

Beautifully updated bungalow in a desirable family-friendly neighbourhood, conveniently located near 3 schools. This 4-bedroom, 2-bathroom home has seen extensive renovations & upgrades, offering move-in-ready comfort & style. The fully renovated basement (2026) features durable vinyl plank flooring, three soundproofed rooms: 2 bedrooms and family room, providing excellent flexibility for music, media, hobbies, home offices, or quiet living spaces. A wet bar rough-in adds potential for future entertaining. Major mechanical updates include a new furnace and hot water tank (2024), while the shingles on both the home and detached garage were replaced in 2016. Fresh paint throughout gives the home a bright, modern feel. Outside, you'll find a heated rear-facing double detached garage with tandem parking, additional parking including RV parking, and a covered courtyard complete with a natural gas BBQ hookup...perfect for relaxing and entertaining. This well-maintained property offers exceptional value for families seeking space, updates, and a sought-after location.