



GRASSROOTS
REALTY GROUP

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4233 33 Street
Red Deer, Alberta

MLS # A2322556



\$420,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Basement: Electric Stove, Hood Fan, Refrigerator, Washer/Dryer		

Mountview Bungalow with Fully Developed Lower Level — 3 Bed, 2 Bath. Nestled in the highly sought-after community of Mountview, this lovingly maintained bungalow offers the kind of warmth and comfort that makes a house feel like home. The fully developed lower level offers exceptional flexibility with a SEPARATE ENTRANCE, one bedroom, dedicated office space, a full kitchen, dining area, private laundry, and a spacious living room. Recent updates include new windows, plush carpeting, and a refreshed tub and surround. This thoughtfully designed space, with ample storage throughout, is well suited for extended family, guests, hobbies, or a variety of living arrangements. Upstairs, a sunny south-facing backyard, tall ceilings, and an abundance of natural light make the home feel bright and welcoming. The main floor offers two bedrooms plus a versatile flex space that adapts to your needs as a home office, guest room, or hobby space, along with convenient main-floor laundry. Updated sliding doors connect the living space to the sunny deck and backyard, perfect for morning coffee or summer barbecues. The updated kitchen provides abundant cabinetry and storage, and a four-piece bathroom completes the main level. Vinyl windows enhance comfort and efficiency, while original built-in details add character and reflect the home's enduring charm. Pride of ownership is evident throughout, including a NEW ROOF (Spring 2025), updated furnace, cleaned and inspected ductwork, new sewer lines to the street, and professionally cleaned, camera-inspected plumbing lines. Fresh front landscaping and a newly poured concrete walkway create a welcoming first impression. Ideally located close to schools, parks, shopping, and everyday amenities, with Red Deer Polytechnic just minutes away, this home offers a wonderful balance of character, convenience,

and flexibility.