



**3918 37 Avenue  
Red Deer, Alberta**

**MLS # A2323563**



**\$349,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BUNGALOW ~ DOUBLE DETACHED GARAGE + RV PARKING ~ IMMEDIATE POSSESSION AVAILABLE ~ Welcoming foyer leads to the living room with a large picture window that overlooks the front yard and allows for natural light to fill the space ~ The updated eat-in kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, stainless steel appliances and another large window that fill the space with natural light ~ Just off the kitchen is a spacious mud room with more cabinets and convenient access to the backyard ~ 3 bedrooms on the main level are all a generous size with ample closet space ~ 5 piece main bathroom has dual sinks ~ The fully finished basement features a large L-shaped family room, a 3 piece bathroom, laundry, a cold room and ample space for storage ~ The sunny west facing backyard is landscaped with mature trees, has a patio space, is fully fenced with back alley access and a HEATED double detached garage with two overhead doors ~Rear parking offers additional parking with room for an RV ~Furnace, windows and shingles were all replaced within about the last 10 years. Newer hot water tank and electrical panel ~ Located in a mature neighbourhood with easy access to schools, parks, walking trails, and shopping ~ Immediate possession and move in ready!