



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4421 40A Avenue
Red Deer, Alberta

MLS # A2325275



\$405,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1959 (67 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating: See Remarks

Floors: See Remarks

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: See Remarks

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Considering a summer project? There is a lot of potential in this 1200 sq ft bungalow. Great open floor plan with the spacious kitchen overlooking the dining & sunken living room. 3 bedrooms and bathroom complete the main floor. Downstairs has 3 more bedrooms, a family room and 1 & 1/2 bathrooms. Outside there is a large patio area and a detached 2 car garage (both in need of some love). This home is in a great area, walking distance to the Spanish Elementary School, Eastview Junior High and Parks & Playgrounds