



GRASSROOTS
REALTY GROUP

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3705 45 Street
Red Deer, Alberta

MLS # A2332774



\$314,999

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Window coverings

Prime mature-neighbourhood location just a hop, skip and a jump from an elementary school—this 3-bedroom home is a smart pick for first-time buyers, families, or investors. The current owners have cared for this property for a decade, and it shows in the thoughtful updates and overall upkeep, including fresh new paint throughout. Upstairs you’ll find three solid bedrooms, including two good-sized rooms perfect for young children, plus a primary suite with an exit that opens right onto a nice little patio. The kitchen/dining area offers plenty of room for everyday meals and weekend gatherings, and the relaxed living room makes for an easy, comfortable layout. Downstairs has been upgraded with a clean 4-piece bathroom and a big family room that’s perfect for movie nights or a secondary lounge. There’s also a handy den/office and plenty of storage. Outside, the fully landscaped yard features three decks—including a covered side deck that’s ideal for morning coffee or evening wind-downs. Parking is easy with a roomy driveway plus a detached garage at the rear. All information and measurements are believed accurate but should be verified by the purchaser.