



GRASSROOTS
REALTY GROUP

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4133 40 Street
Red Deer, Alberta

MLS # A2333050



\$409,900

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Location, Location, Location! Welcome to this charming, move-in-ready bungalow nestled in a quiet cul-de-sac in the established community of Grandview. Perfectly positioned across from a beautiful green space and surrounded by mature trees and friendly neighbours, this lovingly maintained home offers timeless character, modern updates, and an exceptional outdoor retreat—making it an ideal opportunity for first-time buyers, downsizers, or anyone looking for a turnkey property. From the moment you step inside, you'll appreciate the warmth and charm of this 1956 bungalow, where original hardwood floors and classic arched doorways blend seamlessly with thoughtful modern renovations. The professionally renovated kitchen by Larkun Homes is the true heart of the home, featuring stunning white quartz countertops, custom soft-close cabinetry with convenient pull-out drawers, stainless steel appliances, a stylish white tile backsplash, and a functional centre island that makes everyday living and entertaining effortless. The adjoining pantry offers exceptional storage, butcher block counter space, and a bar fridge for added convenience. A spacious dining area overlooks the backyard and provides direct access to the patio, creating the perfect setting for summer barbecues and family gatherings. The main floor is completed by a bright and inviting living room with a large picture window overlooking the green space, two generously sized bedrooms—including a primary suite with room for a king-sized bed—and a beautifully maintained four-piece bathroom. Downstairs, you'll find even more functional living space with a third bedroom, a three-piece bathroom, a versatile recreation room ideal for a home gym, kids' playroom, or media space, along with stackable laundry and an abundance of storage. Step outside and discover

what truly sets this home apart. The private, south-facing backyard has been impeccably cared for and offers a peaceful oasis to enjoy all season long. Relax or entertain on the three-tier deck with gas line for the BBQ, beneath the pergola, tend to the beautiful gardens, or take advantage of the single detached garage and oversized storage shed for all your tools and outdoor equipment. You also have a double parking pad in the back as well! Numerous updates throughout the home provide peace of mind, including triple-pane vinyl windows and patio door, added fibreglass insulation, an updated electrical panel (2021), hot water tank, new garage door, and many other improvements that make this home truly move-in ready. Just a short walk away is the Eastview Shopping centre with grocery stores, convenient stores, multiple schools, playgrounds, and more! If you've been searching for a home that combines character, quality renovations, and an incredible location, this Grandview gem is one you won't want to miss.