



GRASSROOTS
REALTY GROUP

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4137 40 Street
Red Deer, Alberta

MLS # A2333683



\$469,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Radiant	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer, Window Coverings

Beautifully Renovated Grandview Bungalow! Now offering this stunning 3-bedroom, 1-bathroom bungalow in one of Red Deer's most desirable mature neighbourhoods. Extensively updated in 2023, this home features a gorgeous kitchen with floor to ceiling modern cabinetry, granite countertops, a stylish renovated bathroom, refinished hardwood floors, a new fireplace, and upgraded doors and trim. The basement is a blank slate and has suite potential for investment value. Step outside to a professionally landscaped yard with mature trees, a spacious two-tiered deck, a detached garage, and a large three-car parking pad. Located in the heart of Grandview, you'll enjoy a quiet, tree-lined neighbourhood just minutes from parks, schools, shopping, and everyday amenities. This is the perfect blend of modern updates, timeless character, and an unbeatable location.