



GRASSROOTS
REALTY GROUP

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3918 37 Avenue
Red Deer, Alberta

MLS # A2336197



\$349,900

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

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