



GRASSROOTS
REALTY GROUP

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3720 44 Street
Red Deer, Alberta

MLS # A2350001



\$309,900

Division:	Eastview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,110 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: Fireplace (furniture)

BRIGHT AND SUNNY HALF DUPLEX IN EASTVIEW - Close to schools, playgrounds and shopping! Offering 3 bedrooms/full bath up and 2 den/bedrooms down along with a great size family room and combined bathroom / laundry room! This fully finished home has a wonderful, mature lot, single garage, original hardwood, newer windows, some nice renos, newly installed carpet and a quaint porch addition for extra entrance/foyer at the side. Enjoy the well cared for, massive, fenced yard and a cute side yard/patio for your morning coffee. All ready for its next owner with nothing to do but move in! Excellent starter home, down sizer or investment property!