



GRASSROOTS
REALTY GROUP

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3622 41 Avenue
Red Deer, Alberta

MLS # A2350150

\$418,000

Division:	Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Experience the warmth and charm of this beautiful Mountview post war 1.5 storey home! Backing on to the VLA PARK with 2 GARAGES and nestled in a quiet and mature neighborhood, this lovely home offers a perfect blend of character and modern updates! The main floor has a modern kitchen with sleek 2 toned cabinetry and subway tile backsplash, there is a nicely connected front living room with authentic hardwood flooring, and a separate dining room! The stylish 4pce bath has been updated, and there are vinyl windows throughout. A large main floor bedroom at the back of the home makes this ideal for retirees and young couples! There are two bedrooms upstairs for guests and kids, and the fully finished basement has a rec room and 3pce bath! There have been many upgrades to this fine home, including windows, hi-efficiency furnace, electrical panel, 7 step water filtration system, hot water tank in 2024, and fresh paint!! The large rear deck is a great place to enjoy evening bbq's and a short walk across the alley to the park is an ideal venue for the kids to play!!