



GRASSROOTS
REALTY GROUP

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**3313 42A Avenue Close
Red Deer, Alberta**

MLS # A2351611

\$425,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private		
Heating:	Forced Air, Natural Gas		Water: Public
Floors:	Carpet, Vinyl Plank		Sewer: Public Sewer
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: -
Exterior:	Stucco, Wood 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 4 BDRM, 3 BATH BUNGALOW ~ EXTENSIVELY RENOVATED THROUGHOUT ~ DOUBLE DETACHED GARAGE ~ LOCATED ON A LARGE LANDSCAPED LOT IN A QUIET CUL-DE-SAC ~ Mature trees, shrubs, raised garden beds and perennial landscaping offer eye-catching curb appeal ~ Pride of ownership is evident in this beautifully updated home, extensively renovated a few years ago with a redesigned floor plan, updated kitchen, flooring, paint, lighting, windows and stylish modern finishes throughout ~ The spacious foyer welcomes you with a generous coat closet and opens to a bright main floor filled with natural light ~ The kitchen offers an abundance of white cabinetry, ample counter space including a large island with an eating bar, full tile backsplash, granite composite sink with a window above, walk-in pantry, stainless steel appliances and pendant lighting ~ An arched opening leads to the inviting living room that flows into the dining area with a stylish chandelier, wrap-around built-in bench seating and garden door access to the two-tiered deck and backyard ~ The spacious primary bedroom can easily accommodate a king size bed and features a custom built-in wardrobe plus a pocket office/flex space ~ Two additional main floor bedrooms are both a generous size ~ Two beautifully renovated main floor bathrooms, each finished with tile flooring, include a full bathroom with a tub/shower combination and a separate powder room for added convenience ~ The fully developed basement offers a bright family room with rows of recessed lighting, wall sconces, a cozy fireplace, plus a fourth bedroom with cedar-lined walls, a 3 piece bathroom with a walk-in shower, and a spacious laundry room with space for additional storage ~ The fully fenced backyard offers a large two-tiered deck, fire pit, storage shed, plenty of yard

space to enjoy, and a double detached garage with additional rear parking and alley access ~ Located in desirable Mountview, a mature neighbourhood known for its tree-lined streets, close to multiple schools, parks, walking trails, Red Deer Polytechnic, downtown and all other amenities.