

# \$415,000 - 3944 43 Avenue, Red Deer

MLS® #A2210396

**\$415,000**

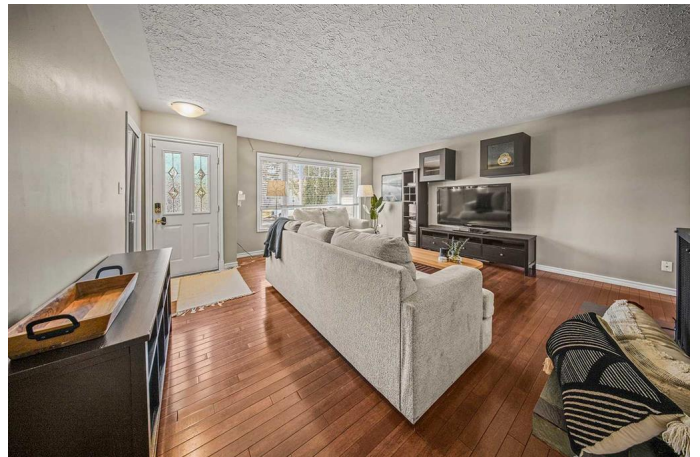
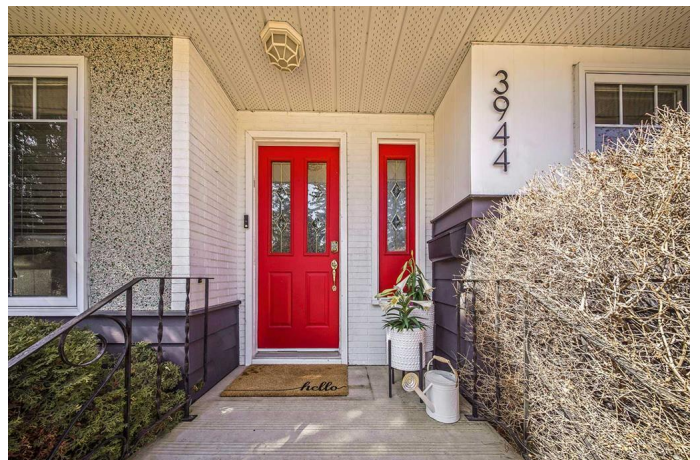
4 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.14 Acres

Grandview, Red Deer, Alberta

Grandview Beauty ~ Incredible Curb Appeal ~ Welcome to this charming 1320 sq ft bungalow boasting 4 bedrooms, 2 bathrooms, a single detached garage and a magnitude of character. The open main floor showcases hardwood floors, an attractive brick facing wood burning fireplace and ample natural light. The spacious dining room opens up to the large kitchen offering tons of potential and includes upgraded appliances, the sink overlooking the backyard so you can watch the kids play while cooking dinner and tons of cabinet space! Upstairs there are three large bedrooms as well as an updated 4pc bathroom. The developed basement offers a unique design with a full secondary kitchen (previously used for commercial purposes) and could be used as an additional bedroom, wet bar, play room the options are endless. The basement is completed by a large family room, oversized 4th bedroom, 3pc bathroom and storage space! This beautiful home has seen so many upgrades over more recent years including a H/E furnace, shingles, vinyl windows upstairs, and more. You will love the West facing backyard which is beautifully landscaped and offers so much space to enjoy this Summer. The 14x24 garage is in great condition plus there is additional rear parking. The play-set stays, there is an apple tree and peony bushes in the front... so many things to love here!

Built in 1960



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210396    |
| Price          | \$415,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,320       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3944 43 Avenue |
| Subdivision | Grandview      |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 3B9        |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 3                                                                          |
| Parking        | Additional Parking, Garage Faces Rear, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                                          |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                               |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 2                                                                                                        |
| Fireplaces        | Decorative, Electric, Family Room, Living Room, Wood Burning, Brick Facing                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco                                      |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 9               |
| Zoning         | R1              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.