

4101 35 Street  
Red Deer, Alberta

MLS # A2162746



## \$292,500

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Treed		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Concrete

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Laminate Counters

**Inclusions:** N/A

WELCOME to this character style home nestled in the mature community of Mountview! The main floor has a good sized living room with hardwood floors, and rounded arch ways which leads into the kitchen and living room areas. The kitchen has laminate flooring, and plenty of natural wood cabinets for storage. There is a larger primary bedroom, plus 2 additional bedrooms and a 4 piece bathroom with laminate flooring, which completes the main level. The basement is fully finished with a good sized family room, a bedroom and a 3 piece bathroom with vintage tiling on all the walls! The mechanical room is a good size and has extra space for storage. Brand new furnace installed in Sept 2024, the electrical panel has been upgraded, and the HWT was installed within the past year. There is an oversized, detached single garage, 18' wide by 24' long, which could accomodate 2 smaller vehicles. The large backyard is fully landscaped and offers plenty of opportunities for someone to plant a garden, or looking for private outdoor space to enjoy year round. This neighbourhood is close to schools, shopping and other convenient amenities!