

**3314 44A Avenue
Red Deer, Alberta**

MLS # A2250399



\$349,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Veneer, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Covered swing in back , phone in Bedroom

This is a Solid and cared for BUNGALOW with 4 BDRMS, 2 BATHS and a DOUBLE GARAGE. A Great location in Mountview subdivision close to SCHOOL and RECREATION amenities, also close to the south hill city area. The home has 3 bedrooms main floor , dining area , bright living room with hardwood floors , kitchen has lots of white of cabinetry. and includes appliances. Main bathroom has some upgrades. Vinyl windows on main floor , Back entrance leads to basement , has a 3 pce bathroom, good size rumpus room, one bedroom , cold storage, flex space area and laundry furnace room. Basement windows are a good size . Includes washer and dryer . Upgraded HWT . Lennox whisper heat furnace (see Atco inspection) . Hail resistant Stucco exterior . Spacious yard w/ mature trees ,raised garden ,many perennials , Rasberries etc. Large RV parking area with gate . The garage is drywalled, insulated, power with garage door opener , also has extra (upper window)for access to the attic. RPR July 24/90 which shows original garage which seller extended and rebuilt in to a double garage (see permits in file on kitchen table) 16x7 ft insulated door with auto door opener. Covered swing stays. House shingles 30 yr, installed 2008 , garage resingled 2018. So many pluses.