

3927 40A Avenue
Red Deer, Alberta

MLS # A2179524



\$364,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		
Inclusions:	N/A		

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, No Neighbours Behind, Landscaped		

Nestled in one of Red Deer's most sought-after mature neighborhoods, this well-maintained home with a legal suite in Grandview offers exceptional investment potential. The main level boasts an abundance of natural light, highlighting a bright and open living and dining area. Oak hardwood flooring enhances the character of the home, complemented by durable lino in the kitchen and bathrooms. The upgraded kitchen features ample oak cabinetry with crown molding, a full tile backsplash, and a large window above the sink overlooking the expansive backyard. The main floor includes two generously sized bedrooms and a beautifully renovated 4-piece bathroom with tile surround and glass block accents for added light. The lower level is designed for functionality and convenience, offering a shared laundry area and mechanical room. Each suite is equipped with its own furnace, and the property includes separate power meters for individual consumption. The spacious 2-bedroom basement suite features a welcoming living area, a dining space, and a full kitchen with crisp white cabinetry and a stylish subway tile backsplash. The 4-piece bathroom is updated with a floating vanity and modern fixtures. A private, separate entry provides added privacy for the suite. Outside, the large, fully fenced backyard includes a storage shed and a 4-car gravel parking pad, perfect for off-street parking. This home is ideally located close to schools and a neighborhood shopping plaza with a grocery store and pub, ensuring convenience for tenants or owners alike. This Grandview gem is a must-see for investors or homeowners seeking a property with income potential and timeless charm.