# \$455,000 - 4209 43 Avenue, Red Deer

MLS® #A2177915

## \$455,000

7 Bedroom, 3.00 Bathroom, 1,105 sqft Residential on 0.18 Acres

Grandview, Red Deer, Alberta

Welcome to 4309 43rd Ave, a prime investment property in the heart of Red Deer! This spacious home has been thoughtfully updated, featuring new shingles, new windows, fresh paint, and new flooring throughout, offering a modern and low-maintenance appeal. The main level showcases an open-concept living area with abundant natural light, flowing into a functional kitchen, and includes three spacious bedrooms perfect for family or rental use.

The fully finished basement enhances the property's potential with four additional bedrooms and two bathrooms, making it an ideal choice for generating rental income or multi-family living. Situated in a desirable location close to schools, parks, and amenities, this property is a fantastic opportunity to invest in a move-in-ready home with strong value appreciation. Don't miss outâ€"this one won't last long! The fully finished basement extends the property's appeal, boasting an additional four bedrooms and two bathrooms. Whether you're looking to generate rental income or create a multi-family living space, this property delivers outstanding potential. Located in a prime area close to amenities, schools, and parks, 4309 43rd Ave offers convenience and promising growth in value. Don't miss out on this incredible investment opportunity!







## **Essential Information**

MLS® # A2177915 Price \$455,000

Bedrooms 7
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,105 Acres 0.18 Year Built 1957

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 4209 43 Avenue

Subdivision Grandview
City Red Deer
County Red Deer
Province Alberta
Postal Code t4n3c1

#### **Amenities**

Parking Spaces 4

Parking Parking Pad

## Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Storage
Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame

Foundation Block, Poured Concrete

## **Additional Information**

Date Listed November 7th, 2024

Days on Market 360 Zoning R1

## **Listing Details**

Listing Office eXp Realty

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