

# \$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 out—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!

Built in 1957



## 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 | 361                |
| Zoning         | R1                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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