

# \$475,000 - 4209 43 Avenue, Red Deer

MLS® #A2177915

**\$475,000**

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 on 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	\$475,000
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	Finished, Full, Suite

## 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	162
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.