

# **\$355,750 - 4137 40 Street, Red Deer**

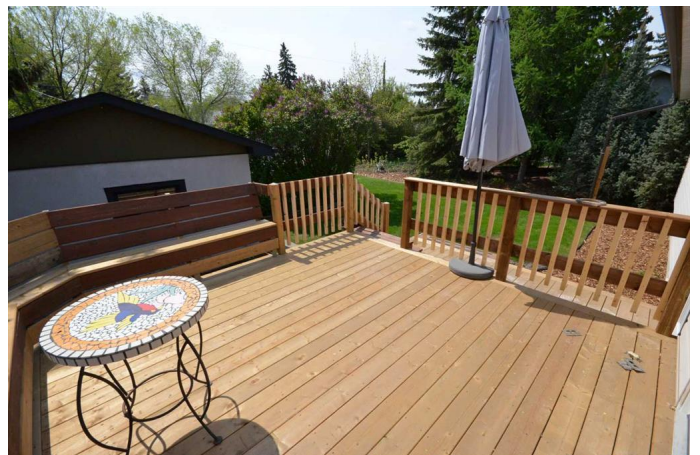
MLS® #A2138057

## **\$355,750**

3 Bedroom, 1.00 Bathroom, 1,137 sqft  
Residential on 0.15 Acres

Grandview, Red Deer, Alberta

This is a three bedroom solar-ready, eco-friendly home. The Solar System will be installed in September and is included in the price. This home is 100% electric and is much less expensive to operate than traditional homes. There is no gas in the home. With the addition of panels this home could function without any utilities bills. Heating in each room is individually controlled. It is situated on a large lot with a detached garage, with a three car park pad behind. The home has been remodeled, with new kitchen, wood burning fireplace, and exterior doors. It has a new roof. It is an open concept kitchen with granite counters, new cabinets and appliances, and garden doors leading to a brand new large 2 tier deck , and beautifully landscaped yard. The living room fireplace has been remodeled, (WETT inspection Certified) and the floors refinished. The basement is undeveloped and could be designed for a suite which could be finished by the sellers with your input. Grandview is among one of Red Deer's most desirable areas to live -- take note of the homes being built or renovated in the area. Properties in this area have a high walkability score and hold their values extremely well. The amenities in the area are well developed. This home is three minutes walk to the local grocer's, pharmacy, coffee shop, pubs, barber shop, and schools. It is two blocks from the park trail system, bike paths and Barrett Park. This address is 10-20 minutes walk to the downtown, rec center, and spray park. It's a



very desirable place to live!

Built in 1955

### **Essential Information**

MLS® #	A2138057
Price	\$355,750
Sold Price	\$331,259
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,137
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	4137 40 Street
Subdivision	Grandview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N1A5

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 4th, 2024
Date Sold	June 8th, 2024
Days on Market	4
Zoning	R1
HOA Fees	0.00

**Listing Details**

Listing Office	KIC Realty
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