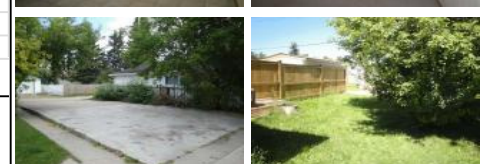


4114 38 STREET		MLS® 323492	
Area	Red Deer	Listing Status	Active
Sub Area	RR Mountview	Current Price	\$249,900
Property Type	Single Family	Sale Price	
Postal Code	T4N 0W9	Sale Date	
Possession	Immediate		
Title	Freehold		
Taxes	\$1,934 (2011)		
LINC #	10177020	GST	NO
Zoning	R1		
Style	Bungalow	Dist. to Town	
Bedrooms	3	Dist. to Hardtop	
Bathrooms	2	Dist. to School	
Age	57	Year Built	1955
Flooring	Carpet,Linoleum	Exterior Fin.	Stucco,Wood
Basement	Fully Finished,Suite,Full Basement	Roof	Shingle - Asphalt
FP Types		Construction	Wood Frame
Heating	Forced Air Furnace - 1		
Sewer Service			
ROOMS (Sqft Abv Gr - 1,000)			
	Bsmt	Main	Upper-Abv
Fin. Sqft			
Entrance			
Living		19x11'6	
Dining			
Kitchen	9'7x11'8		
Mast BR		10'7x11'6	
Bathroom	3pc	4pc	
Kitchen/Dining		18'6x12'4	
Bedroom		11'5x8'6	
Bedroom		8'10x11'6	
Den	11'9x11'4		
Rec Rm	26x11'4		
Lot Acres		Lot Shape	Standard
Frontage (ft)	50	Rear Exp.	N
Lot Sqft		Dimensions	
Lot Depth (ft)	110		
Land Type	Urban Residential		
Meridian	Pt/Qtr	Mtge Info	Treat as Clear Title
Range	Plan	Lender	
Twp	Block	Interest	
Section	Lot	Pymt Incl.	
Listing Office	REALTY EXECUTIVES RED DEER	Phone	403-342-4455
		Fax	403-346-8485
<p>BEAUTIFUL MOUNTVIEW HOME. Seller will finance, rent-to-own or joint venture. Three Bedroom PLUS DEN. The main floor includes a Large living room, HUGE kitchen, Three large bedrooms and a great four piece bathroom including a DEEP SOAKER TUB. The basement has a non-conforming suite that could be converted into a legal suite with City Approval (application is still open). It could also be used as a HUGE REC area with lots of storage. Located close to SCHOOLS, Sobeys, Apple Drugs, BMO and much more! Large 24X22 poured garage pad with 20 X 22 Drive way; READY FOR YOU TO BUILD YOUR DREAM GARAGE! SOUTH facing front yard giving this home lots of natural light. HUGE POTENTIAL here with a little TLC. The roof was replaced in the last 2 years. This beautiful bungalow would make a nice home. Seller is a licensed Realtor in the province of Alberta. Listing Realtor is related to seller. All information and measures are believed to be true but should be verified by the buyer.</p>			



This listing information is provided to you by:
RANDY BETT of CREB RECIPROCITY MEMBERS
 403-239-3642
 properties@gowesttoinvest.com



The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.