

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)	GST	NO
LINC #	10177020		
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	5162HW	Lender
Twp	Block	10	Interest
Section	Lot	20	Pymt Ind.
Listing Office	REALTY EXECUTIVES RED DEER		
		Phone	403-342-4455
		Fax	403-346-8485
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.			
This listing information is provided to you by: RANDY BETT of CREB RECIPROCITY MEMBERS 403-239-3642 properties@gowesttoinvest.com			
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