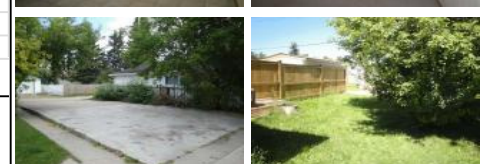


4114 38 STREET		MLS® 323492																					
Area	Red Deer	Listing Status	Active																				
Sub Area	RR Mountview	Current Price	\$249,900																				
Property Type	Single Family	Sale Price																					
Postal Code	T4N 0W9	Sale Date																					
Possession	Immediate																						
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																						
<table border="1"> <tr> <td>Lot Acres</td> <td></td> <td>Lot Shape</td> <td>Standard</td> </tr> <tr> <td>Frontage (ft)</td> <td>50</td> <td>Rear Exp.</td> <td>N</td> </tr> <tr> <td>Lot Sqft</td> <td></td> <td>Dimensions</td> <td></td> </tr> <tr> <td>Lot Depth (ft)</td> <td>110</td> <td></td> <td></td> </tr> <tr> <td>Land Type</td> <td>Urban Residential</td> <td></td> <td></td> </tr> </table>				Lot Acres		Lot Shape	Standard	Frontage (ft)	50	Rear Exp.	N	Lot Sqft		Dimensions		Lot Depth (ft)	110			Land Type	Urban Residential		
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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.