

# \$410,000 - 4222 42 Avenue, Red Deer

MLS® #A2215525

**\$410,000**

3 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.14 Acres

Grandview, Red Deer, Alberta

Beautiful home in a family friendly neighborhood. This home has been well cared for and looked after. Current owners have put a lot of work into improving this property and optimizing the space for their young family. The kitchen was completely renovated with new cabinets, built in pantry, new back splash and has a gas stove. Flooring replaced with new laminate on the main floor. Bathroom was renovated with new vanity and Tile. There are 2 spacious bedrooms on the main floor. The basement has a nice play area for the kids a 3 piece bathroom, 3rd bedroom, separate laundry room and storage area. Hot water tank replaced 2023 and furnace and electrical panel were replaced in 2017. The back yard is a great space for the family has a playground with sand pit, sweet crab apple tree, rear sloping lot, fire pit and garden space for mom. There is also a graveled area that could be fenced in for a dog run. There is a single detached garage that has some nice storage space, work area and is insulated and heated. Also a separate storage shed. Yard is fully fenced with some section of fencing that are removable if needed. This home also has additional RV parking (35 FT parked now) and parking stalls in the rear with Alleyway access. Front driveway on the home can accommodate a large trailer as well. The front porch finished with composite decking is a great space to enjoy a morning sunrise and have a coffee. Windows have all been replaced basement ones in 2019. Upstairs



windows replaced around 2016/2017.

Built in 1956

### **Essential Information**

MLS® #	A2215525
Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4222 42 Avenue
Subdivision	Grandview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2Z7

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Driveway, Garage Faces Rear, Heated Garage, Single Garage Detached, Additional Parking
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Gas Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Dog Run, Fire Pit, Garden, Playground
Lot Description	Back Lane, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

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.