

# \$394,000 - 35 Howarth Street, Red Deer

MLS® #A2217967

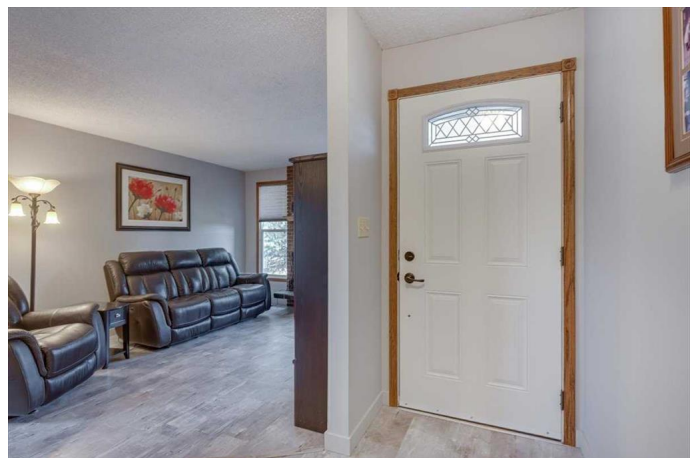
## \$394,000

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.12 Acres

Highland Green, Red Deer, Alberta

Welcome to this delightful family residence, offering comfort and meticulous care throughout. A true turnkey home where warmth and character meet modern convenience. You will enjoy a spacious foyer that effortlessly transitions into an inviting living room, highlighted by a classic wood-burning fireplace, perfect for cozy evenings. The home features a generously sized kitchen equipped with stainless steel appliances. Enjoy your morning coffee in the sunlit breakfast nook that overlooks the beautifully landscaped patio. There's also a separate dining room ideal for larger gatherings. The main level includes three bedrooms, a primary with an ensuite, along with two additional bedrooms that share a main floor bathroom. A spacious finished basement offers endless possibilities, with ample room for a media lounge, game room, or versatile recreational space tailored to your lifestyle. Enjoy added warmth with the natural gas fireplace. In addition to its expansive recreational areas, the basement features a comfortable bedroom, a functional workshop for hobbies or projects, and a large utility/laundry room that offers ample space for storage and household needs. A detached garage provides space for parking and a work space equipped with a central vacuum system. Large manicured backyard has a R.V. parking area with a double gate and a 4 x 12 garden shed. Upgrades include vinyl windows (2015), shingles (2021), HWT (2024), water softener system, and new vinyl plank floors in the living



room, dining room, and kitchen. This beautiful home has been thoughtfully and lovingly cared for by the same owner for many years. It is also in a great neighborhood near shopping, schools, biking paths, parks, and quick, easy highway access.

Built in 1979

**Essential Information**

MLS® #	A2217967
Price	\$394,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	35 Howarth Street
Subdivision	Highland Green
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N6J6

**Amenities**

Parking Spaces	3
Parking	RV Access/Parking, Single Garage Detached, Interlocking Driveway, Workshop in Garage
# of Garages	1

**Interior**

Interior Features	Central Vacuum, No Smoking Home, Storage, Vinyl Windows
-------------------	---

Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Corner Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.