

3966 35 Avenue Red Deer, AB T4N2R9

Residential
Active [A2007182](#)



DOM: 176 **LP:** \$260,000.00
OP: \$270,000.00

PD:

Class: Detached **City:** Red Deer
County: Red Deer **Subdivision:** Eastview
Type: House **Ttl Beds:** 3
Levels: One **F/H Bth:** 2/0
Year Built: 1960 **RMS SQFT:** 1,050.00
LINC#: [0016192627](#) **LP/SF:** \$247.62
Arch Style: Bungalow **Suite:** No
Possession: 30 Days / Neg
Lot Dim:
Front Length: 16.15M 53`0" **Lot Size:** 6307 SqFt
Legal Pln: 6337KS **Blk:** 22 **Lot Depth:** 36.27 M 119'
Lot: 17 **Condo:** No

Zoning: R1 **Tax Amt/Yr:** \$2,498.55/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: See Attached document **Front Exp:** E
Restrict: None Known

Recent Change: **04/12/2023 : DOWN : \$265,000->\$260,000**

Public Remarks: Well maintained home in Eastview located in a quiet child friendly mature neighborhood. Close to 4 different schools. Floor plan is a balance between the classic country style and modern open living dining great room combination. Vaulted ceilings in living room, kitchen, and bedrooms. 3 bedrooms; 2 up and 1 down. 2 bathrooms; 1 up, 1 down. Home includes, roughed in built in vac, upgraded; paint, bathroom with 5' walk in shower, and vinyl windows & doors. Basement fully developed. Yard has some upgraded fencing, 12 X 12 newer deck off the kitchen, 10 X 10 shed, Concrete RV pad (needs fence converted to gate fore access). Please Note: This listing is being administered for online auction by VPIAuctions. Sale terms: "Sold As Is Where Is"; "All Sales Are Final "; 10% non refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Tuesday Apr 25 and ends approximately 1:00 Apr 28, 2023. See Listing Brokerage for Details.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	97.55	<u>Mtr2</u>	1,050.00	<u>SqFt</u>
Baths:	0	2	0	0	0	Bed Abv: 2	Blw Grade: 97.55	<u>Mtr2</u>	1,050.00	<u>SqFt</u>	
EnSt Bth:	0	0	0	0	0	Rms Abv: 5	Total AG: 97.55	<u>Mtr2</u>	1,050.00	<u>SqFt</u>	

Garage Dims (L x W): 33`0" x 11`0"

Property Information

Basement: Full, Partially Finished **Lndry Feat:** Electric Dryer Hookup, In Basement, Washer Hookup
Heating: Forced Air, Natural Gas **Cooling:** None
Construction: Cedar, Wood Frame **Fireplaces:** 0
Foundation: Poured Concrete **Flooring:** Carpet, Laminate, Vinyl
Exterior Feat: Private Yard, Storage **Fencing:** Fenced
Roof Type: Tar/Gravel **Balcony:** Deck
Reports: Aerial Photos, Floor Plans, RMS Supplements, RPR with Compliance
Warranty: None
Parking: Double Garage Attached, Parking Pad, RV Access/Parking **Total:** 4
Features: Vaulted Ceiling(s), Vinyl Windows
Comm Feature: Schools Nearby, Playground, Sidewalks, Street Lights
Lot Features: Back Lane, Back Yard, City Lot, Front Yard, Garden
Goods Include: none
Appliances: Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: None
Goods Exclude: none

Printed Date: 04/13/2023 9:35:25 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Information deemed reliable, but not guaranteed. Copyright © 2023, Pillar 9, all rights reserved.