

To Be Sold By VPIAuctions.com

3966 35 Avenue Red Deer, AB T4N 2R9

Price: \$260,000

Auction Starts April 25 and Closes April 28



DENNIS ROSZELL, CCIM
(403) 350-1914
dr@virtualpropertyinc.com
Bay 6, 7459 49 Avenue, Red Deer, Canada



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3966-35 AVE



VPI AUCTIONS INC.

Bay 6, 7459 Ave.
Red Deer, AB T4N 1N2

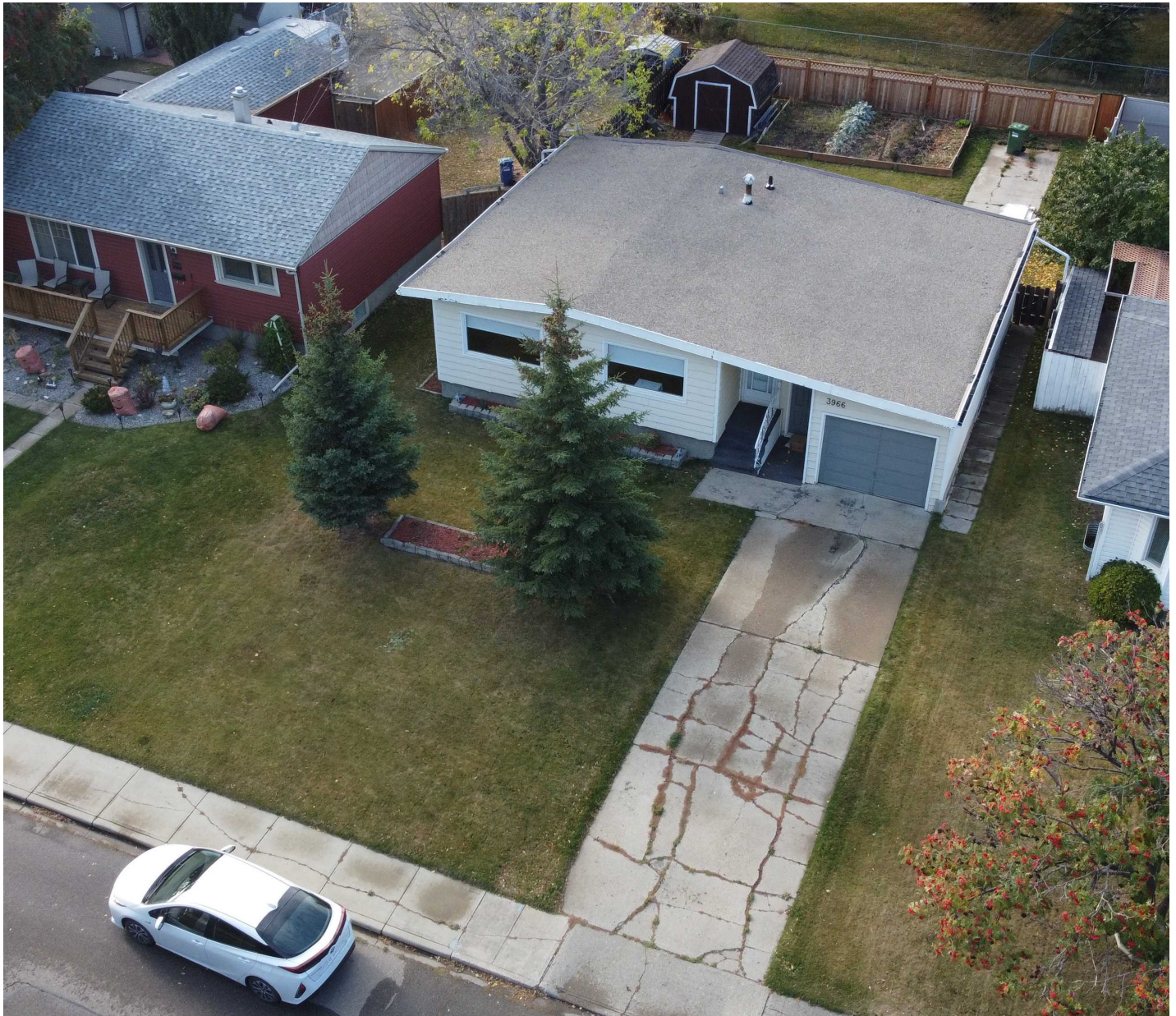
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PROPERTY DESCRIPTION

3966-35 AVE



Well Maintained home in Eastview Located in a quiet child friendly mature neighbourhood. 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, 1 down. Home includes, roughed in built in Vac, upgraded: paint, bathroom with 5' walk in shower, and vinyl windows & doors. Basement is fully developed.

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PROPERTY SUMMARY

3966-35 AVE



Property Summary

Price:	\$260,000
Building SF:	1050
Parking:	Double Attached Garage, Parking Pad, RV Access, St
Year Built:	1960
Zoning:	R1
Taxes	\$2498.55/2022

Property Overview

Yard has some upgraded fencing, 12x12 newer deck off the kitchen, 10x10 shed, Concrete RV pad (needs fence converted to gate for access).

Location Overview

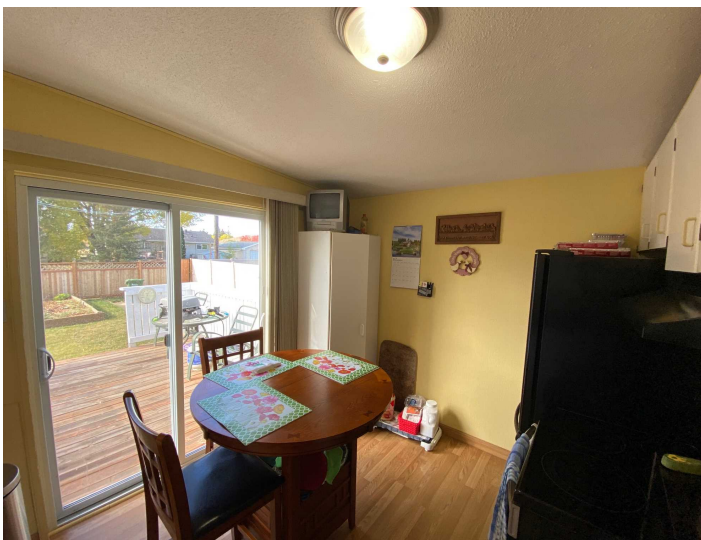
Located between 30th and 40th Ave Red Deer Nice Quiet Neighbourhood

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PROPERTY PHOTOS

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INFO DATA SHEET

3966-35 AVE

3966-35 Ave Red Deer
Alberta T4N 2R9

PRICE: \$260,000.00

MLS #: A2007182

BUILT IN 1960

BUNGALOW 1050 SQ.FT.

TAXES: \$2,498.55 / 2022

FOUNDATION: CONCRETE

FULLY DEVELOPED BASEMENT

3 BEDROOMS

2 BATHROOMS

LOT SIZE: 53' X 119'

GARAGE: 11' X 33'

● APPLIANCES INCLUDED:

DISHWASHER, FRIDGE, STOVE,
WASHER/DRYER, WINDOW COVERINGS

GARAGE DOOR OPENER-ONE
CONTROLLER, SHED 10 x 10

● FLOORING: CARPET,
LAMINATE, VINYL

● VINYL WINDOWS & DOORS

● FENCED YARD

● DECK 12 x 12

● RV ACCESS

● WATER/SEWER

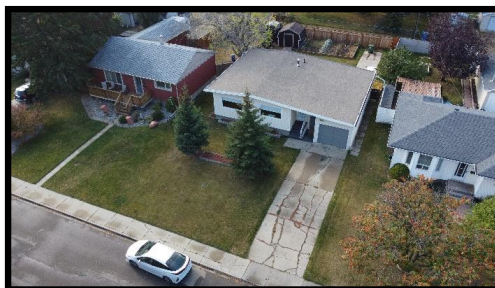
ALL MUNICIPAL SERVICES



VIRTUALPROPERTY-INC.

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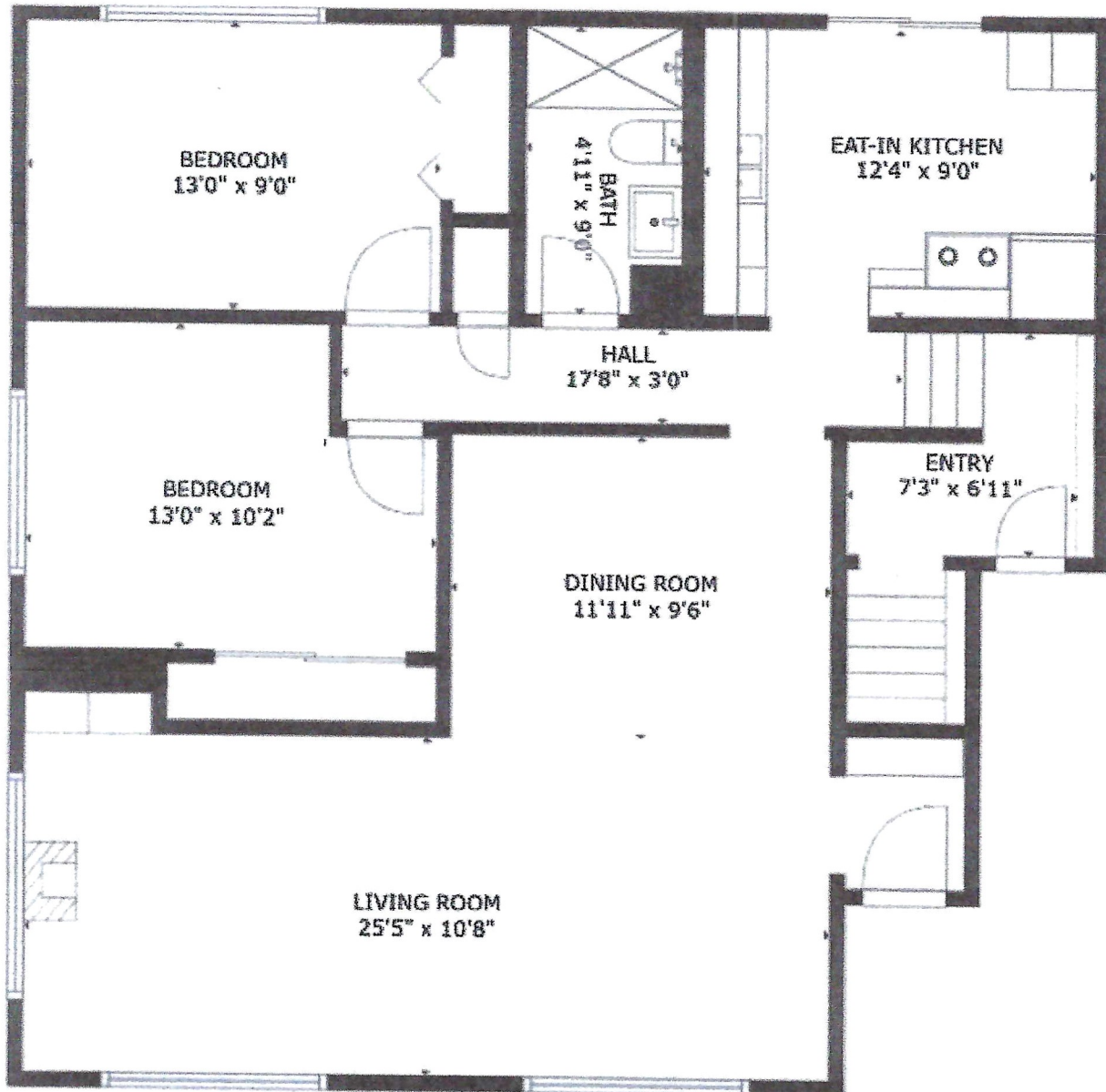
www.VirtualPropertyInc.com Email: DR@VirtualPropertyInc.com



MAIN FLOOR PLANS

3966-35 AVE

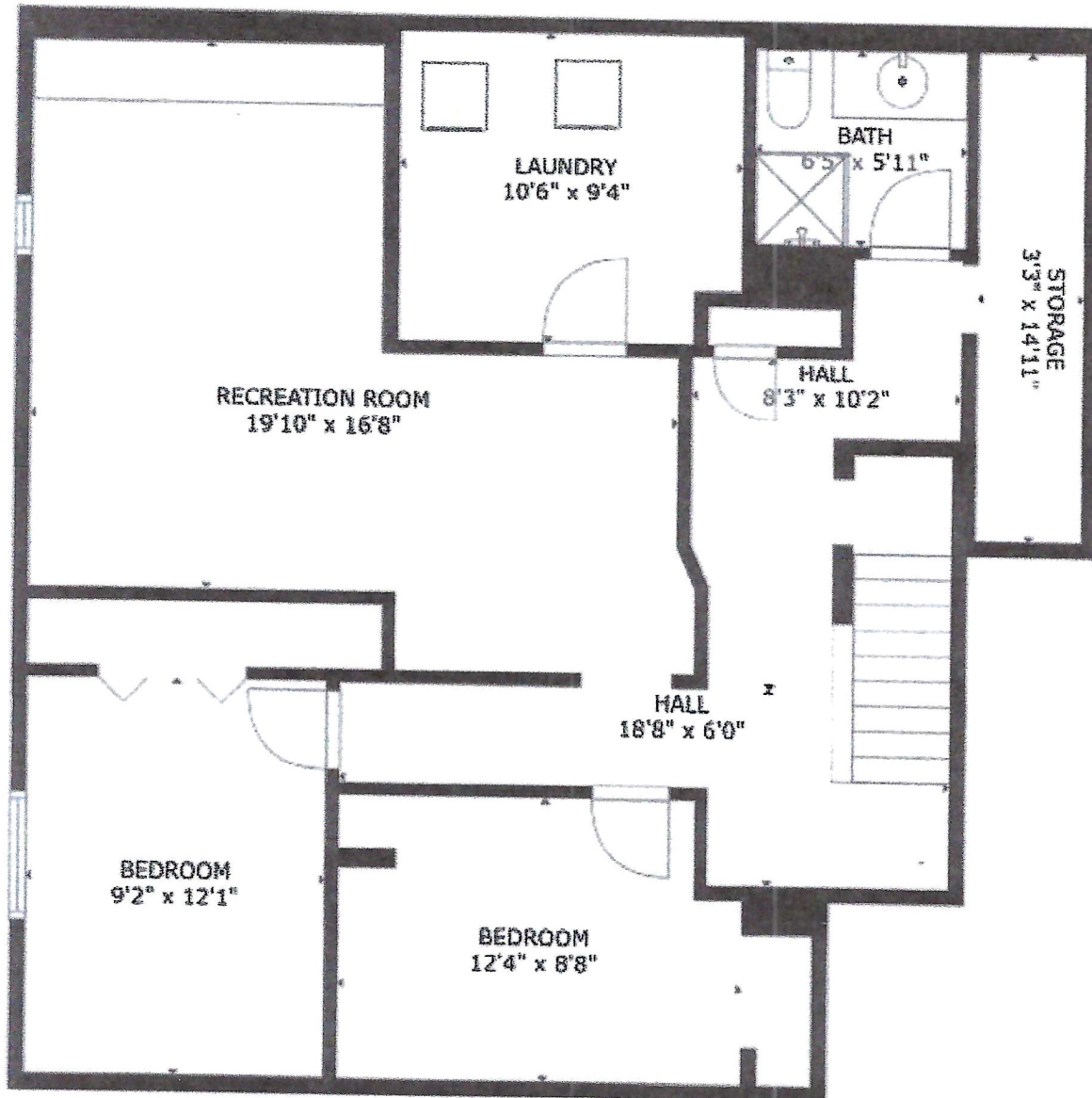
Main Floor: Total Exterior Area: 1,050 sqft (97.58 sqm)



BASEMENT FLOOR PLANS

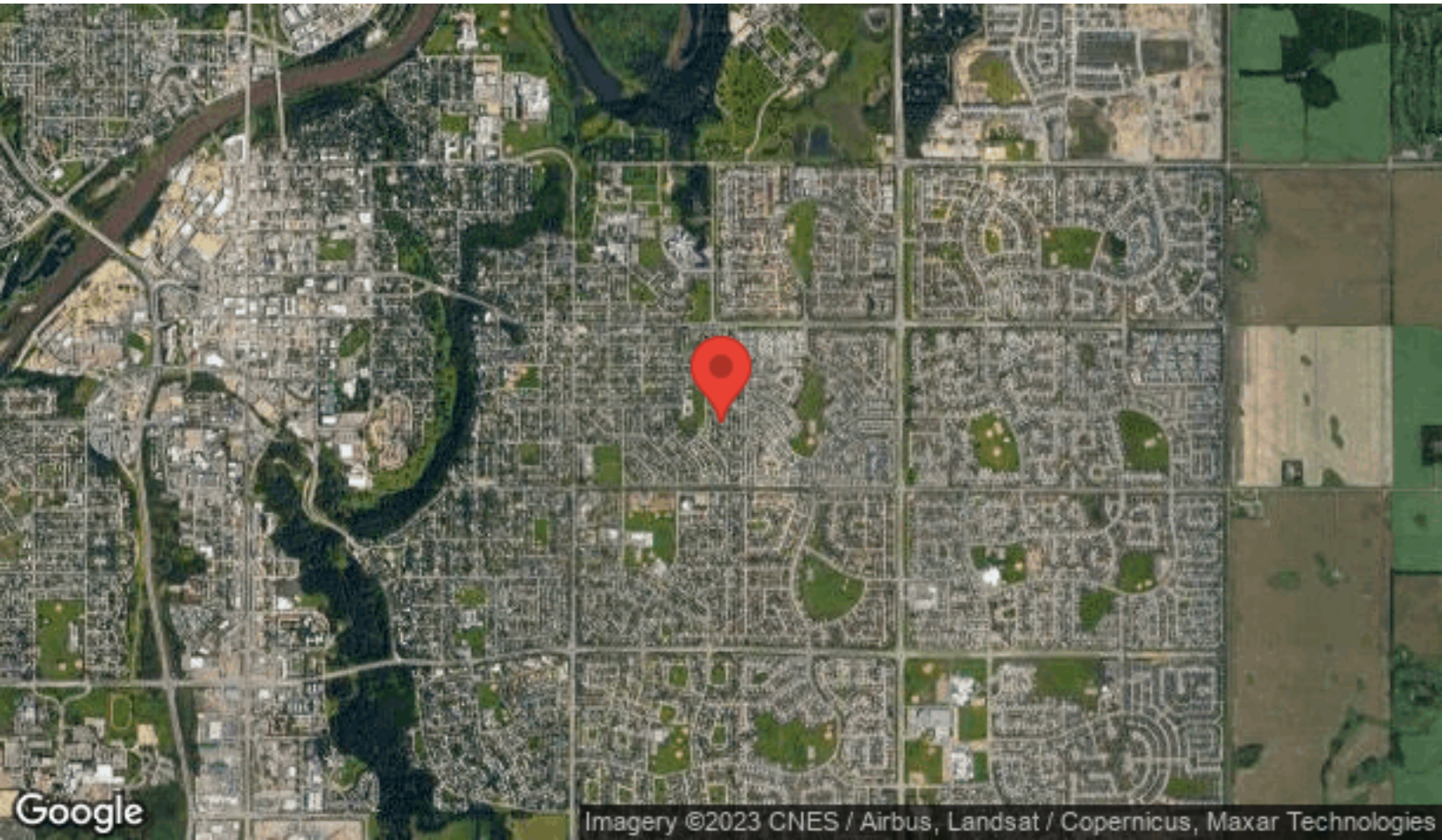
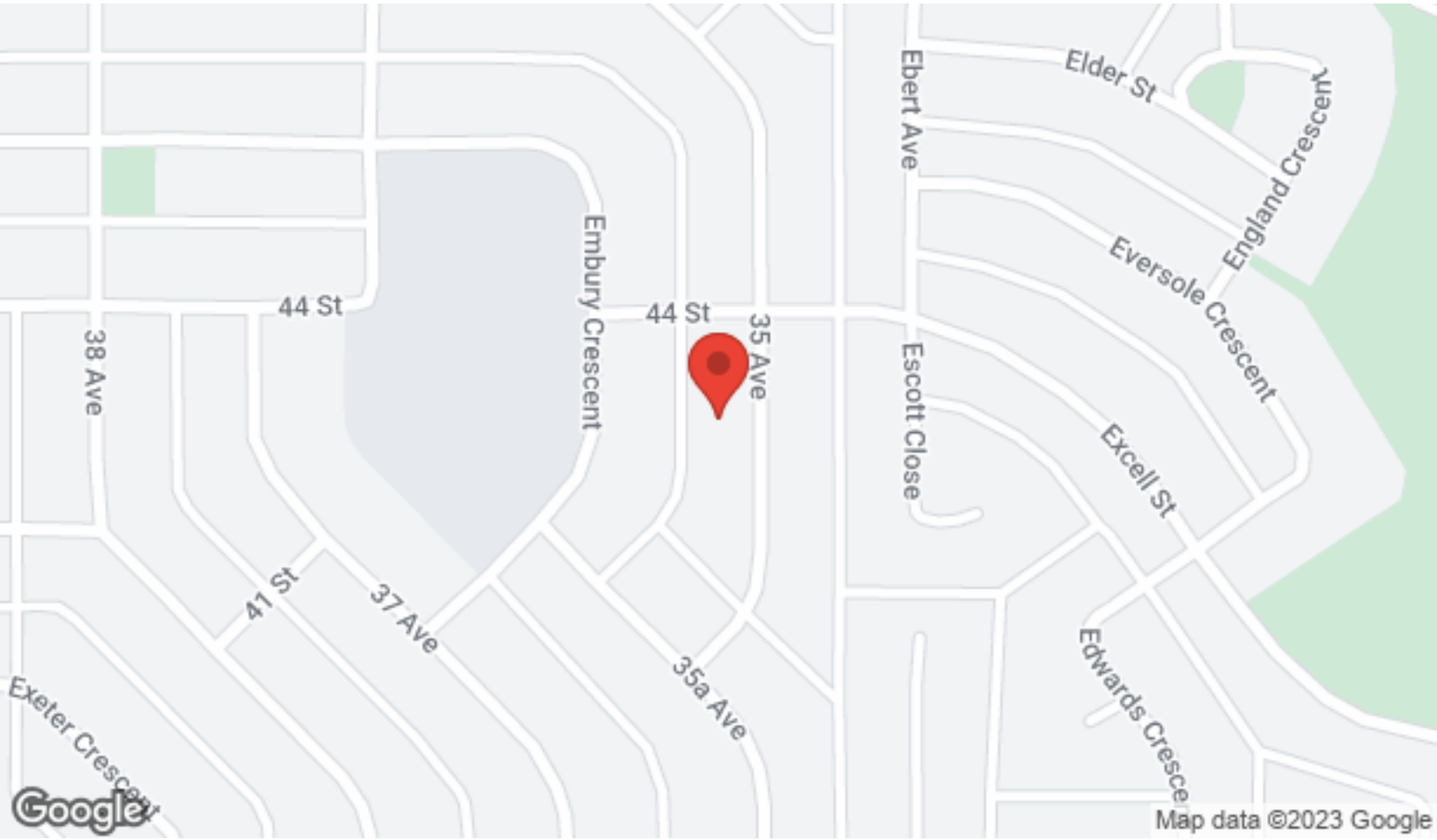
3966-35 AVE

Basement: Total Exterior Area: 1,050 sqft (97.58 sqm)



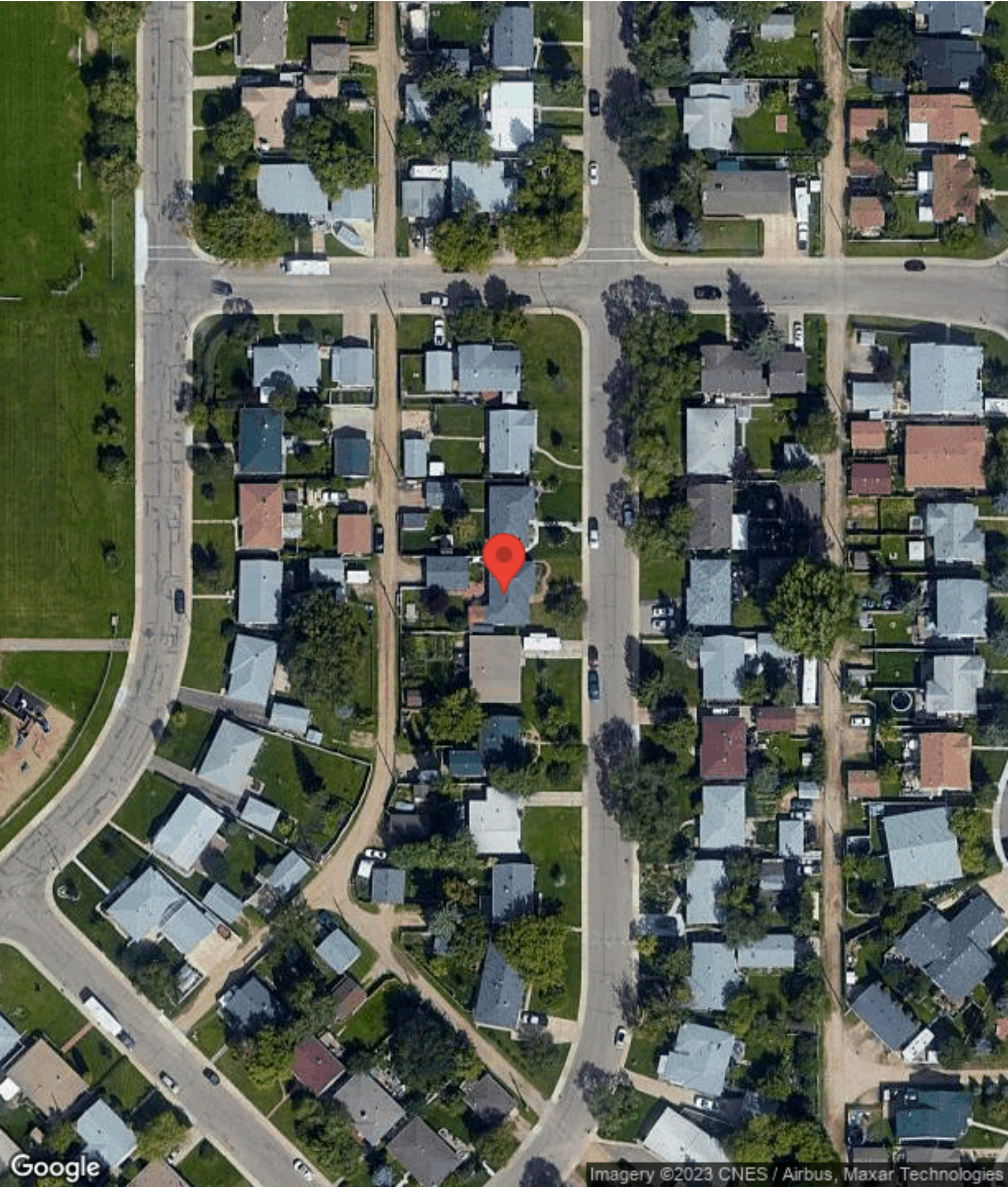
LOCATION MAPS

3966-35 AVE



AERIAL MAP

3966-35 AVE



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IF WE CAN HELP ANSWER ANY OF YOUR QUESTIONS OUR CONTACT
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