

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

MLS® #A2217967

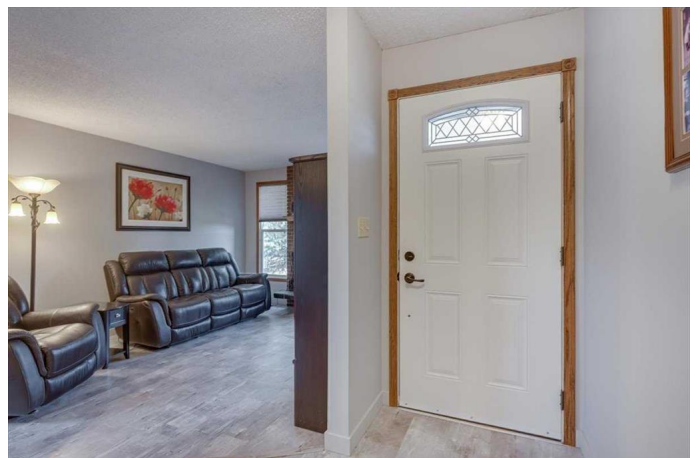
## \$394,000

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, Interlocking Driveway, Single Garage Detached, Workshop in Garage |
| # of Garages   | 1  |

**Interior**

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

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Water Softener |
| 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 | 36            |
| Zoning         | R1            |

## Listing Details

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

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.