



**5309 42A Avenue  
Red Deer, Alberta**

**MLS # A2306684**



**\$465,000**

<b>Division:</b>	Woodlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Central, In Floor, Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows

**Inclusions:** n/a

Nestled in the heart of desirable Woodlea, this property offers a rare opportunity to enjoy a quality lifestyle surrounded by mature trees, parks, nature trails, and abundant parking both on the street and in the backyard. From the moment you arrive, the curb appeal stands out with a stamped concrete front walkway leading, private custom cedar deck and stucco exterior. Inside, the spacious foyer welcomes you with generous entry space and an abundance of natural light. The open concept great room creates a bright and inviting atmosphere, highlighted by a beautiful wood-burning fireplace. The thoughtfully designed kitchen features custom cabinetry, pantry, portable island, and a charming box window perfect for herbs or flowers. The main floor offers bright, well sized bedrooms, including a primary bedroom complete with a custom closet organizer. The updated bathroom is fresh and airy with an opening window that fills the space with natural light. Downstairs, the Fully Developed basement is exceptionally comfortable with cozy in floor heat, added insulation between floors for warmth and sound reduction. A Separate Entrance leads to a spacious family room and kitchen with a quartz island, along with two additional bright bedrooms and a fully finished shared laundry space with convenient access. The backyard is equally impressive and versatile, ideal for gardeners with its productive greenhouse, vegetable garden, perennials, fully fenced and stone patio. Completing the property is a large garage with an attached carport, making this home an exceptional package in one of the area's most sought after neighbourhoods. Registered with the City as a secondary suit.