



**46 James Street  
Red Deer, Alberta**

**MLS # A2310815**



**\$424,900**

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-N

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, microwave- hood- fan, washer, dryer, blinds, curtain rods, smart thermostat, garage door opener, shed

Immaculate fully finished two-storey home offers the perfect combination of style, space, and functionality. Featuring three spacious bedrooms on the upper level and three full bathrooms plus a convenient half bath, this property is ideal for families. Modern paint palette throughout, while the updated appliances and thoughtfully designed layout make everyday living effortless. The main floor includes a designated laundry room, and the fully finished interior provides plenty of room for accommodating a growing family. Huge backyard deck &mdash; perfect for summer BBQs, outdoor dining, and entertaining guests. The basement features a generous-sized family room complete with a gas fireplace. On the opposite side of the wall is a spacious private area that could easily be converted into a fourth bedroom, home office, or guest retreat, offering excellent flexibility for future needs ( with a 4- piece bathroom right off the flex room. The fenced yard offers privacy and space for children or pets to play, while the double detached garage provides excellent parking and storage options.