



**4605 49 Street
Red Deer, Alberta**

MLS # A2314100



\$315,000

Division:	Parkvale		
Type:	Residential/House		
Style:	Bungalow		
Size:	606 sq.ft.	Age:	1943 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Street Lighting		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Vinyl Windows		

Inclusions: Patio table, Bed frame (Primary), All Light Fixtures

Character homes have a feeling you notice the moment you walk in — and this sweet 1943 bungalow has exactly that. Set on a mature lot close to parks, walking trails, and local amenities, this home has been thoughtfully updated while still keeping the warmth and charm that makes older homes so special. From the natural light to the cozy layout and inviting atmosphere, this is the kind of property that simply feels like home. The main floor offers two bedrooms, an updated bathroom, and comfortable living spaces that feel bright, welcoming, and functional. The kitchen has plenty of storage and workspace while still fitting seamlessly with the character of the home. Downstairs provides additional flexibility with another bedroom, a 3-piece bathroom, laundry, storage, and extra living space perfect for guests, a roommate, or a home office setup. Outside, the detached garage, rear parking, and mature south facing backyard create a space that is equally practical and enjoyable. Whether it's morning coffee under the trees, evenings around a fire table, or simply enjoying a little more privacy than newer neighbourhoods often offer, the outdoor space adds to the overall charm of the property. The garage has also been upgraded with a new metal roof and new eavestroughs. Important updates have already been recently completed including windows, hot water tank, and a brand new furnace for added peace of mind. Cute, comfortable, and full of personality, this is a home that would work beautifully for anyone looking for something with a little more heart than the average property.