



GRASSROOTS
REALTY GROUP

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4645 47 Street
Red Deer, Alberta

MLS # A2328431



\$297,900

Division:	Parkvale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, Storage		

Inclusions: 2 Fridges, 2 Stoves, 2 Washers, Toaster Oven,

Great charm and character are easy to find in this 1013 sq ft Parkvale Bungalow! The main level is finished with original hardwood floors throughout, 2 massive bedrooms, 4-piece bathroom and an open concept kitchen and dining room. The kitchen holds loads of potential with excess room to add an island. The spacious dining room has a window looking out onto the park. The lower level features a potential 2-bedroom suite that is 80% complete. Upgrades include all new windows which meet current egress standards for the bedrooms, exterior basement walls upgraded with sealed concrete. (and new) framing with batt plus foam insulation. Drywalled ceilings are soundproofed with insulation and resilient channel (sound bar). Also, the cast iron drain line was replaced with ABS which extends to the rear of the basement, giving the option to extend plumbing to a back yard outbuilding. The home is heated with a newer high efficiency furnace. The house sits on a 50x128 ft double lot, which facilitates the application for an additional living unit if desired. There is a 12x20 single car garage with power, and parking pad with convenient back lane access. Parkvale homes are much in demand for the heritage neighbourhood aesthetic and proximity to all amenities. Close to tennis courts, hockey and curling rink, Golden Circle, Rec Pool, spray park, green spaces, and amazing city trails are ALL only a short walk to enjoy. Tap into the incredible potential and make it your own!