



GRASSROOTS
REALTY GROUP

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4605 46 Street
Red Deer, Alberta

MLS # A2328987



\$265,000

Division:	Parkvale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1944 (82 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: All Furniture, lamps, area rugs, shelving, bookcases, beds, dressers, table/chairs

Nestled in the heart of Parkvale you'll find this Gem! Charming Bungalow is loaded with character-arched entries, glass doorknobs, wall sconces, and vintage light fixtures.....A Generous Foyer in the front of the home brings you into this bright living space. The Large Living room has a new front window and two beautiful architectural windows bringing all that natural light in. The Dining room is set for those special family meals or entertaining guests. Check out the retro kitchen -loads of cabinets and storage throughout - with enough room for a small dine in table. The Main floor bathroom was completely renovated in 2018 with all new fixtures, paint, and tile. Most of the main floor was painted in 2022 brand new Furnace in 2022 and Central Air installed in 2023. The laundry is conveniently located on the main floor. There is an office on the main floor which is large enough that it could be another bedroom if needed. Downstairs is a cold room/wine storage, large storage room, workshop area, and another huge bedroom with jack n jill closets (windows in bedroom may not meet today's egress standard). Step outside and enjoy your own piece of paradise....enjoy your covered patio any time - morning coffee....afternoon retreat....evening BBQ with friends and family....There is a shed with power, single detached garage, garden area, loads of perennials, and fenced between the yards. The Shingles on the home were replaced in 2011. Parkvale is a great area with a large sense of community - also a very up and coming neighborhood as these homes are purchased and made next level by a new owner! This is a Large Double Lot at 50x127. Think of the possibilities and then start packing!!!!