



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3902 46 Street
Red Deer, Alberta

MLS # A2329109



\$725,000

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,662 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Many Trees, Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: All existing appliances and window coverings

Welcome to 3902 46 Street, located in the desirable, mature neighborhood of Eastview, Red Deer. This exceptional custom built raised bungalow features a legal suite, two single attached garages, a double detached garage, RV parking complete with a 30 amp RV plug, and parking for approximately eight vehicles. The bright, open concept main floor is designed for both everyday living and entertaining, featuring stunning vaulted ceilings accented with beautiful exposed beams, recently updated luxury vinyl plank flooring, and an abundance of large windows that allow natural sunlight to pour throughout the home. The impressive kitchen is the heart of the home, showcasing quartz countertops and backsplash, two-tone cabinetry, a gas stove, high end appliances, and an oversized island. Open to the dining and living areas, this thoughtfully designed space is perfect for entertaining friends or spending quality time with family. Gather around the cozy gas fireplace or step outside to the private side deck to enjoy your morning coffee or unwind after a long day. The main level offers three spacious bedrooms and two full bathrooms, including a beautiful primary bedroom complete with a spa inspired ensuite. A thoughtfully designed laundry room features a sink, hanging rack, ample cabinetry, and direct access to the backyard for added convenience. The legal suite is finished to the same high standard with a spacious open floor plan, a beautiful kitchen with ample cabinetry, two generous bedrooms, a full bathroom, private laundry, a separate entrance, and its own attached single garage. Outside, you'll appreciate the incredible amount of parking and garage space with two attached single garages plus a detached double garage that is insulated, drywalled, and wired with 220 volt power. The oversized yard also offers RV parking complete with a 30 amp RV plug and

plenty of room for family, guests, trailers, or recreational vehicles. Additional Features & Updates: Central air conditioning (upper level), furnace recently serviced, in floor heat in the legal suite, recently updated luxury vinyl plank flooring throughout the main floor, high end appliances, quartz countertops and backsplash, and quality finishes throughout.