



GRASSROOTS
REALTY GROUP

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4736 56 Street
Red Deer, Alberta

MLS # A2330735

\$572,500

Division:	Waskasoo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

WELCOME TO THE ROUTLEDGE HOUSE—an ICONIC BRICK HERITAGE HOME on one of the MOST HISTORIC STREETS IN RED DEER. Built in 1912, this remarkable residence showcases classic ARTS & CRAFTSMAN architecture, complete with an enclosed front porch and timeless curb appeal. Extensively renovated from the studs out, the home seamlessly blends historic character with modern sophistication. Major upgrades include electrical, plumbing, drywall, lighting, and premium finishing throughout. OVER \$280,000 IN IMPROVEMENTS have been invested to create a truly exceptional living experience. The lower level introduces a standout NEW ILLEGAL SUITE featuring a cozy wood-burning fireplace, a newly constructed staircase, and an irresistibly charming “hobbit-style” kitchen. A luxurious bathroom completes the space with an oversized shower and elegant soaker tub—ideal for guests, or extended family. A spacious foyer welcomes you inside, where original glass-pane folding doors open into a warm and inviting Living Room enhanced by built-in bench seating and a striking fireplace. The Kitchen offers a gas range stove, generous cabinetry, and excellent functionality for everyday living and entertaining. The staircase and upper hall are showpieces in their own right, accented by beautiful lighting, exceptional wood paneling, and wallpaper details that highlight the home’s historic charm. Upstairs, the impressive PRIMARY SUITE features a spa-inspired ensuite with steam shower and a large walk-in closet. Two additional bedrooms and a full bathroom with a classic clawfoot tub complete the upper level. Additional highlights include a rear workshop, a convenient side entrance to the basement, and a desirable CORNER LOT offering space for a future 31 x 16 ft TRIPLE-SIZE GARAGE.

The backyard provides a cozy gathering area perfect for evening fires and outdoor entertaining. Set within a welcoming community known for incredible neighbours and timeless character, this one-of-a-kind residence presents a rare opportunity to own a beautifully restored piece of Red Deer's history—reimagined for modern living.