



GRASSROOTS
REALTY GROUP

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5308 46 Avenue
Red Deer, Alberta

MLS # A2344498



\$479,900

Division:	Waskasoo		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,720 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Natural Woodwork, Soaking Tub		

Inclusions: Refridgerator, Stove, Dishwasher (builtin), Microwave Hood Fan, Moveable Island, Washer, Dryer, Garage door Opener with 1 remote, 2 TV Mounts, Laundry Sink

One-of-a-kind Creekside living backing directly onto Waskasoo Creek! This exceptional 3-bedroom, 4-bathroom half duplex offers a peaceful, private setting surrounded by mature trees and beautifully landscaped yard. Enjoy the views from the covered main-floor deck or lower patio, with walking trails nearby providing easy access to nature and outdoor recreation. Inside, the dramatic two-storey vaulted living room features an open staircase and large windows overlooking the yard and Creekside setting. The bright kitchen and dining area continue the open-concept design with white country-style cabinetry, natural stone flooring and a movable island. A convenient 2-piece bathroom and access to the attached front garage complete the main level. Upstairs, you'll find two spacious bedrooms plus a private primary retreat featuring its own upper deck OVERLOOKING THE TREETOPS, along with a relaxing ensuite with soaker tub and separate shower. Recent updates add comfort and peace of mind, including shingles approximately 10 years old, an UPGRADED HIGH EFFICIENTLY FURNACE and hot water tank, newer washer and dryer, plus a newer refrigerator and microwave hood fan installed in 2024. QUITE, PRIVATE and surrounded by nature, yet conveniently located close to the city, this truly special property offers a rare opportunity to enjoy Creekside living in an incredible setting.