



GRASSROOTS
REALTY GROUP

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4613 44 Street
Red Deer, Alberta

MLS # A2345140

\$299,900

Division:	Parkvale		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	3
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Storage		

Inclusions: N/A

Great location and a perfect option for those looking to downsize! This Parkvale attached bungalow offers all of the main floor features a busy buyer or snowbird might be looking for, including a large and bright front living room with wood burning fireplace, connected kitchen and dining space, and main floor laundry. There is a full 4 pce bath on the main, plus 2 bedrooms including the main bedroom with it's own 3 pce ensuite! Hard surface flooring allows for easy cleanup, the kitchen is functional and has oak cabinets, and there is a rear detached single garage plus a concrete pad in the back. The basement is finished with a large rec room, front den, 3pce bath and separate storage room - there is ample space in the lower level for a media or hobby room! Parkvale is nicely located near Barrett Park, walking trails, and all of the shopping and amenities in downtown Red Deer!