



GRASSROOTS
REALTY GROUP

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4412 51 Street
Red Deer, Alberta

MLS # A2345761



\$799,900

Division:	Woodlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-L
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Washer & Dryer in Ensuite, Washer & Dryer in Basement, Wardrobe in Upstairs Bedroom, Built-In TV Stand in Basement, TV in Kitchen Area, Garage Door Openers x 2, Garage Door Remote(s), Shed, Gazebo, Playhouse in Backyard

Welcome to this beautifully updated 2-Storey home situated on a large corner lot in the highly desirable neighborhood of Woodlea. Surrounded by mature trees and established landscaping, this property offers incredible privacy, character and timeless curb appeal with its impressive covered wraparound porch and stone accents. Inside, you'll find a warm and inviting home filled with thoughtful details, hardwood flooring, beautiful millwork and an abundance of natural light. The cozy living room is anchored by a wood burning fireplace with a gas igniter, creating the perfect space to unwind. The kitchen offers plenty of cabinetry, granite countertops, stainless steel appliances, a gas range and farmhouse sink, with a charming breakfast nook just steps away for casual dining. A separate formal dining room provides an inviting space for entertaining, while a convenient 2-piece bathroom completes the main floor. Upstairs, a spacious family/bonus room with vaulted ceilings creates another beautiful living space. Two additional bedrooms and a 3-piece bathroom with clawfoot tub add to the character of the home. The primary suite is a true retreat featuring a decorative fireplace, walk in closet and convenient laundry, along with a spacious 5-piece ensuite with double vanity, jetted tub and standalone shower. The fully finished basement with in-floor heat adds even more functional living space with a large family/rec room, an additional bedroom (window doesn't meet current egress requirements), a second laundry room, 4-piece bathroom and a large storage room. Outside, the fully fenced yard is surrounded by mature trees and established landscaping, creating a private setting with plenty of room to enjoy. An interlocking paving stone patio, gazebo, garden shed, and playhouse add to the outdoor space, while RV parking and potential for an

additional garage offer even more versatility. An attached heated (in-floor heat) double garage, large driveway and generous corner lot complete this one-of-a-kind property. Located in one of Red Deer's most established and sought after neighborhoods, close to parks, trails and the natural beauty Woodlea is known for. Character, space, privacy and an incredible location all in one.