



GRASSROOTS
REALTY GROUP

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4611 45 Street
Red Deer, Alberta

MLS # A2347259



\$699,900

Division:	Parkvale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

EXPERIENCE PARKVALE LIVING! Welcome to this home, where modern executive-style living meets the charm and character of one of Red Deer's most established neighbourhoods. Just steps from Barrett Park, the Recreation Centre, Golden Circle and Blue Grass Sod Farms Central Spray & Play, this beautifully designed, fully finished bungalow offers an incredible opportunity to enjoy downtown living while still having your own private oasis. Step inside and you'll immediately appreciate the natural light, soaring 9' ceilings that rise to 11' in the living area, and warm reclaimed wood accents that give this home a personality all its own. The inviting living room is anchored by a sleek linear gas fireplace, creating a comfortable space to relax or entertain. The spacious kitchen is designed to be both beautiful and functional, featuring full-height custom cabinetry, quartz countertops, stainless steel appliances, undermount sink and a large centre island with plenty of room to gather. The primary retreat features a shiplap ceiling and sliding barn door leading to a stylish ensuite with dual sinks, oversized walk-in shower and generous walk-in closet. A second bedroom, full bathroom and laundry hookups complete the main floor. Downstairs, the fully developed lower level is made for entertaining with a custom wet bar, expansive recreation room and reclaimed barn wood feature wall. Two additional generously sized bedrooms and another full bathroom provide plenty of space for family, guests, a home office or gym. Thoughtful details continue throughout the home with LED lighting, Decora plugs and switches, custom maple handrails, wood shelving in the closets, triple-pane windows, upgraded carpet underlay, a 96% high-efficiency two-stage furnace and HRV system. Outside, enjoy mature landscaping and the convenience of an attached 22' x

22’ garage plus additional concrete driveway parking. Modern construction. An established neighbourhood. Parks and recreation just steps away. Experience the best of both worlds at this unique Parkvale property!