



GRASSROOTS
REALTY GROUP

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4, 4240 46A Ave Crescent
Red Deer, Alberta

MLS # A2349370

\$298,000

Division:	Parkvale		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	891 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-H
Foundation:	None	Utilities:	-
Features:	Open Floorplan		

Inclusions: na

Enjoy main-floor living in this 55+ community, set in a mature neighbourhood close to amenities. This 2-bedroom, 1-bathroom home features a single attached garage and a three-season room off the main living area, plus enclosed storage room. Backing onto a greenbelt, it offers a peaceful setting near parks, the Golden Circle, recreation facilities and swimming pools, with convenient access to downtown shopping and restaurants. Lawn maintenance and snow removal are taken care of for a low annual fee of approximately \$950, making everyday living easy.