



GRASSROOTS
REALTY GROUP

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4219 46 Avenue
Red Deer, Alberta

MLS # A2352155

\$725,000

Division:	Parkvale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, On		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: fridge x2, gas stove, electric stove, dishwasher x2, microwave rangehood x2, washer x2, dryer x2, central vacuum & all attachments, garage controls,

WELCOME to this beautifully maintained two-storey home in desirable PARKVALE! Offering 3 bedrooms, 3 bathrooms, and an IMPRESSIVE layout designed for comfortable living and effortless entertaining. Step inside and instantly feel at home. The MAIN FLOOR features convenient LAUNDRY, a bedroom currently used as a sewing room, and a full 4-piece bathroom. The HEART OF THE HOME is the bright, open-concept kitchen, dining, and living area, where soaring ceilings and an abundance of windows (custom drapery) creates a warm and inviting atmosphere. The spacious KITCHEN is sure to impress, featuring a large QUARTZ island, rich smoky-stained solid wood cabinetry, NEWER upgraded black stainless steel appliances, and a GAS STOVE open to the dining and living room. It's the perfect space for FAMILY gathering. Take the entertaining outdoors to the covered PATIO complete with a gas line for your BBQ. Enjoy your morning coffee, unwind with an evening glass of wine, or relax in the hot tub while taking in the PEACEFUL backyard. With no neighbours behind, you'll appreciate the BEAUTIFUL views of green space, mature trees, and nearby walking trails. UPSTAIRS discover your own private PRIMARY retreat. The entire upper level is dedicated to the spacious primary bedroom, complete with a walk-in closet, a 3-piece ensuite, and an additional BONUS area—creating a private escape at the end of the day. Looking for EXTRA INCOME or flexible living options? The fully developed WALKOUT basement features a separate entrance and a LEGAL one-bedroom suite. Complete with its own kitchen, open-concept dining and living area, full 4-piece bathroom, in-floor heating, and separate laundry. This suite offers potential for rental income, extended family, an in-law suite. Additional highlights include a double detached

HEATED GARAGE, Hardie board siding on both the home and garage, efficient boiler heating with in-floor heat on all three levels. There are three wall-mounted HVAC units to help keep you COOL in the summer. Situated in a HIGHLY DESIREABLE AREA OF PARKVALE located backing onto green space and walking trails, this property offers a wonderful combination of comfort, functionality, privacy,