

4313 46A Avenue
Red Deer, Alberta

MLS # A2279040



\$349,900

Division:	Parkvale		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters

Inclusions: Na

Welcome to Parkvale, a quiet mature location. Whether you're looking to downsize to a home with less maintenance, or maybe getting ready to retire and looking for a home that is easy care with the park and trail system just steps away, all in a sought-after neighborhood. This well-maintained home has many upgrades over the years that you're sure to enjoy. Spacious functional floor plan that is fully developed with 2 large bedrooms, 3 bathrooms, den and plenty of storage complete with built-in shelving. Good size living and dining room overlooking the front yard and green space across the street. Upgrades include flooring throughout, laminate, carpets, bathrooms, windows, interior doors, kitchen, cabinets, appliances, shingles and more. Spacious kitchen that has been totally upgraded with newer cabinets, soft close hardware, counter tops, backsplash, island with a swing-appliance garage, pull-out pantry and extra corner cabinets that finish off the kitchen. 2nd floor features 2 large bedrooms with laundry and lots of closet space. Main 4-Pc bathroom with fully tiled tub & shower. Basement offers a den area, 3PC bathroom and storage area with lots built-in shelving. Enjoy the screened-in rear porch and the private interlocking brick patio area. Beautifully landscaped back yard with a large single garage and a paved rear alley. No condo fees, no association fees, close to the bus stop, shopping and grocery store, library, recreation center, tennis courts and seniors Golden Circle center.