4641 49 Street
Red Deer, Alberta

MLS # A2228723

$349,900

Division:	Parkvale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	**Age:**	1905 (120 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Linoleum, Parquet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R1A
Foundation:	Brick/Mortar	**Utilities:**	-
Features:	Built-in Features, See Remarks		

Inclusions:	Fridge, Stove, all window coverings, sheds (2)

For buyers craving something different, this one-of-a-kind heritage home offers timeless charm, thoughtful updates, and incredible value. With 3 Bedrooms, 1.5 Bathrooms, and a central location near schools, parks, and downtown, it's an ideal option for first-time buyers, young families, or anyone looking for a unique home full of character. The main floor features comfortable Living Spaces, a bright Kitchen, a convenient half Bath with in-floor heat, and a formal Dining Room with a fireplace already wired for a gas insert. The beautifully restored staircase leads to the upper level, where you'll find all 3 Bedrooms and a full Bathroom—also with in-floor heat—plus a versatile attic space perfect for a playroom, office, or creative retreat. Major updates include a complete electrical upgrade, air conditioning, newer shingles, a newer sewer line in the home, and new front and rear decks. Extensive landscaping adds curb appeal and functionality, while the fenced yard offers space for kids and pets. There's also plenty of off-street parking and excellent basement storage. Originally home to one of Red Deer's founding families, the Manning House still features hardwood flooring and preserved character throughout—a rare chance to own a piece of the city's history while enjoying the space, comfort, and flexibility today's families need.