



**GRASSROOTS**  
REALTY GROUP

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**4619A 49 Street**  
**Red Deer, Alberta**

**MLS # A2237020**



**\$304,900**

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Calling investors and first time home buyers! This nicely updated 5 bedroom, 2 bathroom half duplex offers a number of recent upgrades including new shingles (2024), high efficient furnace (2023), hot water tank (2022), and a number of updated vinyl windows. The bright, open-concept living and dining area is filled with natural light from a large front-facing window, and the U-shaped kitchen offers plenty of oak cabinetry and functionality. The main floor hosts three comfortably sized bedrooms, including a spacious primary, along with the main 4-piece bathroom. You'll also appreciate the main floor laundry and a spacious storage room for added convenience. The fully finished basement with in-floor heat offers even more living space, including a large family room, two additional bedrooms, another 4 piece bathroom, and a flex space with a sink and cabinetry that could work for a home hair salon, hobby room, bar, or even kitchenette. Outside, the fully fenced backyard offers ample space for gatherings, complete with a paver patio, storage shed, and large gravel parking pad. Situated just steps from walking trails, parks, schools, playgrounds, restaurants, and shopping, this property is full of potential and ready for immediate possession!