



**GRASSROOTS**  
REALTY GROUP

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**4631 48 Street**  
**Red Deer, Alberta**

**MLS # A2239938**



**\$450,000**

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** stove, refrigerator, dishwasher, microwave, washer, dryer, window coverings -all, central vacuum and attachments, water softener, garage opener and remote, in basement kitchenette: refrigerator, hot plate, air fryer, toaster oven

**MORTGAGE HELPER POTENTIAL | DOUBLE ATTACHED REAR GARAGE** ~ This large and beautifully developed 3 bedroom + den, 3 bathroom bi-level offers space, flexibility, and added value in the desirable community of Parkvale. ~ Curb appeal shines with mature landscaping and a covered front entry welcoming you into the home. Inside, hardwood flooring, vaulted ceilings, and large windows create an airy, open feel throughout the main level. ~ The living room is centered by a cozy gas fireplace, while the adjacent dining room offers plenty of space to host family and friends, with access to a covered front deck overlooking the tree-lined street. ~ The kitchen features rich oak cabinetry, a walk-in corner pantry, stainless appliances, a large island, and a skylight for added natural light. ~ A den just off the kitchen (with a closet) offers the potential to make a 4th bedroom, or use as your home office. ~ The spacious primary bedroom easily fits a king-sized bed and boasts a walk-in closet with built-ins plus a private 3-piece ensuite with walk-in shower. ~ A 4-piece main bath includes an oversized vanity and jetted tub. ~ Main floor laundry is conveniently located off the mudroom with direct access to the insulated, drywalled garage. ~ Downstairs, the fully finished basement features large windows, in-floor heat, and a versatile layout perfect for multi-generational living. It includes 2 more bedrooms (one with an attached den), a family room, 4-piece bath, and a new kitchenette—ideal for a mother-in-law setup or room rental opportunity (not a legal suite). ~ Outside, enjoy a mature backyard with perennials, shrubs, trees, a stone patio, and a storage shed. ~ Extra-wide driveway provides plenty of off-street parking. ~ Located just steps to parks, walking trails, schools, the Recreation Centre, and more. ~ A rare opportunity in one of Red Deer's most walkable and

historic neighbourhoods!