



**GRASSROOTS**  
REALTY GROUP

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41, 4240 46A AvenueCrescent  
Red Deer, Alberta

MLS # A2244307



**\$297,800**

Division:	Parkvale		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1986 (39 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees		

**Heating:** Baseboard, Boiler, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Concrete, Veneer, Wood Frame

**Foundation:** None

**Features:** Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** N/A

Welcome to Parkvale Estates – a highly sought-after 55+ community offering relaxed, no-stairs living in a warm, tight-knit neighborhood. This well-maintained, bungalow-style townhome features one bedroom plus a den, perfect for guests, hobbies, or a home office. Inside, you’ll find newer flooring and a triple-pane front window that adds both energy efficiency and comfort. The dining area and living room are nicely open, offering a comfortable and welcoming space to relax or entertain. The single attached garage provides added convenience and security. You’ll love the enclosed patio, thoughtfully designed with both screen and glass panels, allowing you to enjoy fresh air and a connection to nature in comfort. It backs onto a peaceful, park-like green space that adds both beauty and privacy. With lawn care and snow removal fully managed, you can enjoy a true low-maintenance lifestyle year-round. This home is also ideally located close to the Golden Circle, recreation centers, swimming pools, and all the amenities of downtown Red Deer. Whether you’re downsizing or simply looking for a peaceful, community-oriented lifestyle, this Parkvale Estates home offers the perfect blend of comfort, convenience, and connection. Let me know if you want to move forward with flyer layout or if you’d like a social media caption version too!

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