



**GRASSROOTS**  
REALTY GROUP

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**5336 45 Avenue**  
**Red Deer, Alberta**

**MLS # A2249384**



**\$429,900**

<b>Division:</b>	Woodlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Garage Door Opener

Step into timeless charm with this beautifully maintained 1.5-storey character home in Red Deer's desirable downtown core. Offering over 1,260 sq. ft. above grade and a fully finished basement, this property combines classic features with modern comfort across three levels of living space. Inside, the sun-filled living room welcomes you with hardwood floors and arched doorways that flow seamlessly into the elegant dining area. The bright kitchen features updated cabinetry, granite counters, and stainless steel appliances, while large windows invite natural light and views of the mature trees outside. The main floor also hosts a cozy primary bedroom and a full 4-piece bath. Upstairs, you'll find two additional bedrooms and another full bath, providing the perfect retreat for family or guests. The lower level offers excellent flexibility with a recreation room, additional bedroom, 3-piece bath, and even a second kitchen—ideal for extended family living or future suite potential. A laundry area, storage rooms, and direct access to the attached garage complete the basement. Outdoors, the inviting front porch and maturely landscaped lot create a private oasis, perfect for relaxing or entertaining. With its central location, this home is within walking distance to parks, schools, shopping, and Red Deer's vibrant downtown amenities.