



**GRASSROOTS**  
REALTY GROUP

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**5825 45 Avenue**  
**Red Deer, Alberta**

**MLS # A2255288**



**\$519,500**

<b>Division:</b>	Waskasoo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

**Heating:** High Efficiency, Forced Air

**Floors:** Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Discover timeless elegance and tranquil living in the heart of one of Red Deer's most cherished neighborhoods. Nestled on a beautifully landscaped 140' x 74' lot, this jewel of a home offers the perfect blend of classic character and modern comforts. Step inside to find gleaming hardwood floors, quartz countertops, and stunning mahogany built-in display cases that bring warmth and sophistication to every room. The spacious layout features a large living room, an open-concept kitchen, generously sized bedrooms, and a fully developed basement offering flexible space for family, guests or roommate use. with two bedrooms and an updated 3 pc bathroom. Outside, escape into your private backyard oasis. Surrounded by mature trees, shrubs, and perennial gardens, the fully fenced yard is ideal for relaxing or entertaining. Whether you're sipping a cool drink on the patio or enjoying the peaceful setting, this is serenity at its finest. Located just 100 meters from the riverside path system, you'll enjoy instant access to Red Deer's scenic trails. Take a short stroll to Gaetz Lake Sanctuary, Mackenzie Trails, or simply explore the charm of tree-lined Waskasoo. Additional features include a double detached garage, upgraded plumbing, security system, and ample storage throughout. Don't miss this rare opportunity to own a piece of Red Deer's most sought-after real estate. A beautiful home in a beautiful neighbourhood—come experience it for yourself! There have been many home improvements done here including but not limited to - all plumbing updated to PEX, 40 year shingles on home (2017) and garage (2021) HWT (2022) and 9 newer windows.