



GRASSROOTS
REALTY GROUP

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4117 45 Street
Red Deer, Alberta

MLS # A2258077



\$435,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Other, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: None

Newly Renovated Bungalow with new roof in a Prime Location in the community of Grandview This beautifully updated bungalow featuring a smart, functional layout with 4 spacious bedrooms and a welcoming dining area. The bright kitchen offers plenty of oak cabinetry, plus both a built-in and walk-in pantry conveniently located off the dining room. The fridge and stove can be controlled by using an App. The main floor includes 3 comfortable bedrooms, living room with a large front window that floods the space with natural light, new luxury vinyl flooring and the accent wall that bring warmth and character. The fully finished basement is designed for flexibility—it offers a 4th bedroom, a full bathroom, a massive rec room, and a dry bar. With its separate entrance, the basement has a potential that could easily be used as a rental suite (following the city guidelines) or private guest space. The laundry and utility room also provide plenty of storage. Outside, a huge deck leads to the private backyard, while the oversized double heated detached garage and extra-large paved parking pad provide ample parking. Open space in the front, perfectly located just steps from the Spanish Immersion school, within walking distance to shopping, trails, and parks, and only minutes to downtown—this home combines charm, convenience, and income potential!