4617 46 Street
Red Deer, Alberta

MLS # A2261457

$209,900

Division:	Parkvale
Type:	Residential/House
Style:	Bungalow

Size:	1,027 sq.ft.	**Age:**	1948 (77 yrs old)
Beds:	3	**Baths:**	2

Garage:	Alley Access, Off Street
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full, Partially Finished, Separate/Exterior Entry		**LLD:**	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame		**Zoning:**	R-L
Foundation:	Brick/Mortar		**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage			

Inclusions:	All Appliances in Home Sold As-Is, Where-Is

Attention investors and renovators! This 1027 sq ft bungalow in Red Deer’s mature Parkvale neighbourhood offers plenty of potential for a buyer willing to put some work in, and sits on an extra deep lot that can easily accommodate a large detached garage or ample off street parking. This property offers newer shingles, vinyl windows, and updated exterior doors. The main floor features a large kitchen with ample cabinetry and space to redesign, a separate formal dining space, and a living area at the back of the home overlooking the yard. Also on this level are 2 nicely sized bedrooms and a 4-piece bathroom with an updated tub surround and laundry space. The basement features a separate entry, a large family room, 3rd bedroom, a den area, a 3-piece bathroom, and a second kitchen space that adds even more versatility. This home is ready for substantial updates throughout, but offers a great opportunity to redevelop the space to match your own ideas. Parkvale is known for its central location offering scenic walking paths along Waskasoo Creek, playgrounds, tennis courts, the rec centre, and easy access to downtown shopping. For those ready to roll up their sleeves, this property offers space, location, and strong potential for the right buyer.