



GRASSROOTS
REALTY GROUP

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4617 46 Street
Red Deer, Alberta

MLS # A2270279



\$274,900

Division:	Parkvale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Property has had a number of updates done , New Siding and paint,newer shingles, windows, exterior doors . Illegal basement suite has SEPARATE rear entry from the back deck. Property at back corners to nice playground /Park area .Parkvale is a sought after subdivision with short walk to Waskasoo Creek, with it's scenic paths, playgrounds, tennis courts, recreation Centre , and close to downtown.