



GRASSROOTS
REALTY GROUP

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3717 45 Street
Red Deer, Alberta

MLS # A2273872



\$519,900

Division:	Eastview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,431 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: In Floor, Fireplace(s), Forced Air

Floors: Carpet, Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: 2 x Fridge's, 2 x Stove's, 2 x Dishwasher's, 2 x Micro - Hood's, 2 Washer's, 2 Dryer's, Sump Pump, All Window Coverings, Ceiling Fan's, Garage Door Opener & Controls.

Welcome to this fully remodeled, legally suited home in Eastview. Fully renovated in 2015 with quality 2x6 construction and an addition added. The main floor features 1 bedroom & 1 bathroom and there are 2 additional spacious bedrooms and 2 baths on the upper level. The primary bedroom includes a ensuite, walk in closet and patio doors to your private back deck. Main floor has open concept kitchen & living area featuring a pantry, gas fireplace and its own good size laundry room with a stackable washer & dryer. The open layout is perfect for family living, with tasteful finishes and plenty of natural light throughout. Downstairs, the bright and open 1-bedroom, 1-bathroom is equally impressive. Featuring 9-foot ceilings, a large living area, a stylish kitchen, its own laundry facilities and private deck, which feels anything but a basement. The upper 2 levels are heated with forced air & the 2 bathrooms have in-floor heat while the lower level is heated with in-floor heat. The detached double garage is heated with both electric & gas heating, and includes 220 power. There is also been a new concrete pad for extra parking added at the front of the home. Front & Side decks both have gas line's for your BBQ. Located in a quiet, established neighborhood with easy access to amenities, transit, and schools, this property truly has it all.