



**3738 45 Street**  
**Red Deer, Alberta**

**MLS # A2288549**



**\$364,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1942 (84 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, Shed

Welcome to this stylish two story home nestled in a sought after mature area known for its quiet streets and established trees. A stand out home with great curb appeal you can already picture yourself sitting on the large covered front porch savoring a morning coffee. Inside you will find a thoughtfully renovated interior where vintage, inspired details meet contemporary finishes. The low maintenance laminate flooring throughout the main floor is perfect for easy upkeep & durability plus a sculptured style ceiling enhances the additional details of the room. The open living room & dining combo is perfect for hosting guests keeping everyone in the social circle of things. Next you will find an updated kitchen which offers newer counter tops, stainless steel appliances plus cabinets have been resurfaced. Large butcher block style island comes with lots of extra drawers for your additional cook ware plus plenty of counter space for meal prep. Trendy wood feature wall plus ceiling trays give the home a unique feel. Convenient main floor laundry plus two piece powder room all in one. Custom storage shelves designed for music or video library. Upstairs offers a two large twin style Primary bedroom plan with dormer windows and storage cupboards for seasonal wear. The large main bath offers a deep soaker tub plus a separate shower. Windows have all been replaced in home, shingles have been updated, both furnace & Hot water tank recently replaced plus the electrical panel has been upgraded as well. Extensive landscaping has been done throughout the years giving the backyard its own private oasis. Plenty of flowering trees and low maintenance shrubs, huge two tier double deck plus fire pit area all make for an enjoyable spring to look forward to. Double detached garage is not only ideal for vehicle storage but could also substitute for someone wanting a hobby space. Home is

also within close proximity to neighborhood schools, parks and local shopping amenities.