



**4631 48 Street  
Red Deer, Alberta**

**MLS # A2290827**



**\$440,000**

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** stove, refrigerator, dishwasher, microwave, washer, dryer, window coverings -all, central vacuum and attachments, water softener, garage opener and remote, in basement kitchenette: refrigerator, hot plate, air fryer, toaster oven

**\*\* Open House Sat March 7, 2-4pm - Perfect for Downsizers! \*\* REAR ATTACHED GARAGE | MAIN FLOOR LAUNDRY | NEW KITCHENETTE FOR GUESTS** ~ This beautifully developed home offers comfortable main floor living with the primary bedroom, den, laundry, and a bright vaulted living room featuring a cozy gas fireplace. The fully finished basement provides excellent additional space for visiting family, hobbies, or extended stays. ~ Curb appeal shines with mature landscaping and a covered front entry welcoming you inside. The main floor has been freshly painted, giving the home a bright, refreshed feel. Hardwood flooring, vaulted ceilings, and large windows create an airy feel throughout the main level. The dining room opens onto a covered front deck overlooking the tree-lined street. ~ The kitchen features rich oak cabinetry, a walk-in corner pantry, stainless appliances, a large island, and a skylight for added natural light. A den just off the kitchen (with a closet) works well as a home office or could easily convert to a fourth bedroom. ~ The spacious primary bedroom includes a walk-in closet with built-ins and a private 3-piece ensuite with walk-in shower. The main floor bathrooms have been refreshed with new toilets, and the 4-piece bath also offers an oversized vanity and jetted tub. Main floor laundry is conveniently located off the mudroom with direct access to the rear attached garage. ~ The fully finished basement features large windows, in-floor heat, two additional bedrooms (one with an attached den), a family room, 4-piece bath, and a new kitchenette—perfect for extended family, guests, or hobby space. ~ Outside, enjoy a mature yet manageable backyard with perennials, shrubs, trees, a stone patio, and a storage shed. An extra-wide driveway provides additional off-street parking. ~ Located just steps to parks, walking trails, the

Recreation Centre, and other amenities, this home offers comfortable living in one of Red Deer's most walkable and historic neighbourhoods.