



**4117 45 Street**  
**Red Deer, Alberta**

**MLS # A2292092**



**\$405,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** None

4 BEDROOM , Renovated Bungalow with new roof in a Prime Location in the community of Grandview This beautifully updated bungalow featuring a smart, functional layout with 4 spacious bedrooms and a welcoming dining area. The bright kitchen offers plenty of oak cabinetry, plus both a built-in and walk-in pantry conveniently located off the dining room. The fridge and stove can be controlled by using an App. The main floor includes 3 comfortable bedrooms, living room with a large front window that floods the space with natural light, new luxury vinyl flooring and the accent wall that bring warmth and character. The fully finished basement is designed for flexibility—it offers a 4th bedroom, a full bathroom, a massive rec room, and a dry bar. With its SEPARATE ENTRANCE. The laundry and utility room also provide plenty of storage. Outside, a huge deck leads to the private backyard, while the oversized DOUBLE HEATED DETACHED GARAGE and extra-large paved parking pad provide ample parking. Open space in the front, perfectly located just steps from the Spanish Immersion school, within walking distance to shopping, trails, and parks, and only minutes to downtown—this home combines charm, convenience, and income potential! (Garage 24 x24 )