



4120 46 Street
Red Deer, Alberta

MLS # A2294366



\$374,900

Division:	Grandview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Gas Range, Refridgerator, Washer/Dryer,

GREAT LOCATION ~ Close to Eastview & Grandview Schools. This 4 Bedroom 4 Bath home is ideal to raise your children with Schools and playgrounds just out your front door. This South facing home has a large Living room with French entry doors, original hardwood flooring and large windows for natural light. The south facing dining room is bright and spacious for gathering and cherishing family moments. The kitchen has raised panel cupboards, a natural gas stove and a breakfast bar for a quick breakfast on the run. Upstairs the primary bedroom will accommodate a King size Bed, has a 4 piece ensuite and walk in closet for her wardrobe. There are 2 more bedrooms upstairs and a 4 piece bathroom. The basement has a family room, a large bedroom and a 3 piece bathroom. There is also a laundry area with ample storage. Outside there is an Extra Double Detached Garage (24x24) along with the Single Attached Garage. The property is fenced and has a large back yard for children and pets to enjoy. Recent improvements - 2nd Floor Windows 2006, Roof Shingles 2015, Vinyl fence 2021, New sewer line 2024