



4605 44 Street
Red Deer, Alberta

MLS # A2302621



\$312,900

Division:	Parkvale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Carport, Off Street, Paved, Rear Drive		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS, KITCHEN ISLAND, BBQ, LAWN MOWER AND GARDEN ACCESSORIES, CURTAIN RODS, CABINET IN ENSUITE, ATTACHED WALL SHELVING, PANTRY CUPBOARD AND 2 METAL UNITS DOWNSTAIRS

FULLY DEVELOPED 2-STOREY TOWNHOME IN PARKVALE ~ 2 PRIMARY BEDROOMS, 3 BATHROOMS ~ CARPORT W/PAVED REAR PARKING PAD ~ Recent renovations and upgrades include; Furnace approx. 4 years old, new windows (2014), vinyl plank flooring, countertops, backsplash, sink, island, shingles (2012) ~ Bright and welcoming foyer ~ The living room features a large picture window that overlooks the front yard and opens to the dining room ~ The updated kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, island, and space for a seating area ~ 2 piece main floor bathroom located just off the rear entry with access to the backyard, deck with pergola and carport ~ Two primary bedrooms on the upper level can both easily accommodate king size beds plus multiple pieces of furniture, have ample closet space, and a convenient ensuite ~ The fully finished basement has a large family room with multiple closets and a massive laundry room with tons of storage space and built in shelving ~ The low maintenance yard is loaded with trees, shrubs and perennials, has a deck with a pergola, storage shed, 22' w x 18' L carport with a large paved parking pad and a paved alley ~ Centrally located in the historic Parkvale neighbourhood bordering Barrett Park with tons of paved trails, parks, playgrounds, sports courts, tennis, Red Deer Museum & Art Gallery, Rec Centre, Golden Circle, and all other amenities close by ~ No condo fees ~ Move in ready!