



5330 46 Avenue
Red Deer, Alberta

MLS # A2117759



\$469,700

Division:	Woodlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	1906 (118 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Creek/River/Stream/Pond, Environmental Reserve, Fruit Trees/Shrub(s), Irreg		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Hutch in Bathroom, Pantry Shelving in Back Hall, Kitchen Island, Work Table on Wheels in Basement, Shelving in Kitchen, TV Bracket, Firepit

Beautiful 1906 built character home located on a tranquil street backing onto Waskasoo Creek with ample privacy on this amazing 75'x173' treed lot covering 12829 sq ft, nearly a full 1/3 acre in the heart of the city. Truly a rare find. Enjoy the old world feel and craftsmanship with all of the modern amenities including a beautifully remodelled kitchen with stainless steel appliances, handmade spruce counters, beautiful open shelving, serving island and easy access to your private entertaining space in the backyard. Newly updated 4pc bathroom with a beautiful tiled shower with glass doors and conveniently placed laundry for your guests. The upper floor features 3 beautiful bedrooms and 3pc bathroom offering an amazing claw foot tub, new vanity, sink and toilet. Numerous quality improvements include: Electrical, added insulation, roof shingles on house and garage, new cement floor poured in basement, hot water tank, completely upgraded bathrooms, new lighting fixtures throughout with meticulous care taken to preserve all of the classic character features such as the original radiators, hardwood flooring, doors, windows, and more. Outside the home is made to enjoy. Sit and relax away the hours with coffee in the morning and iced tea in the afternoon on the quaint front covered porch or private covered back deck. The yard is a show piece surrounded by stunning mature trees, ample gardening space for anyone with a green thumb and the whole exterior of this home has been professionally repainted to preserve the beautiful details and workmanship of this home. If you enjoy privacy, serenity, and the tranquility of nature then this is truly a must see!