



GRASSROOTS
REALTY GROUP

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4607 45 Street
Red Deer, Alberta

MLS # A2118346



\$549,900

Division:	Parkvale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,571 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Level, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: All appliances, all window coverings except exclusions, garbage door opener and remote

ONCE IN A LIFETIME! Houses like this do not exist! This is a rare, custom built Forefront Homes Infill located in the desirable Parkvale neighborhood - fronting onto a park and only a block away from Red Deer's famous trail system! This unique 1571sqft 2-storey will blow you away from the moment you arrive. Your front porch invites you into the spacious entry. Custom bar wood pocket door opens to your walk-in boot room. As you walk past the main level powder room, gleaming tile flooring beckons you into the custom kitchen featuring centre island, quartz counters and stainless appliances. Large windows bring ample light into the living room facing into the back yard. A covered rear deck also offers framed-in storage below, and the yard is fully fenced and landscaped. Upstairs you will find a well-appointed main bath. The primary bedroom is an oasis, with access to a private rooftop patio overlooking the park out front! The ensuite bath features a large walk-in shower, and the walk-in closet features tall vaulted ceilings. There are two more bedrooms, plus closeted laundry upstairs. In the basement you will be impressed by a cozy rec room, custom bar area tucked under the stairs, and an additional bedroom / bathroom to round it all out! Walkability, privacy, and connection to nature - this Parkvale gem offers it all!