



**4621 48 Street  
Red Deer, Alberta**

**MLS # A2205975**



**\$325,000**

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Skylight(s), Vinyl Windows, Wood Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Built In Microwave, Washer, Dryer, 2 TV Wall Mounts, All Cabinets in Laundry Room, 4 Mounted Surround Sound Speakers in Basement Family Room, 2 Sheds.

PARKVALE BUNGALOW on 2 LOTS = 6,375 ft2 lot size ~ FULLY DEVELOPED 4 bedroom & 2 bathroom bungalow with single detached GARAGE with a new (2024) gas heater. UPGRADES to this treasured 1946 gem of a home include pex plumbing, updated electrical & in 2024, a new electrical panel was installed. Most windows are vinyl, new flooring in the basement & the hot water tank was replaced approx 3 years ago. Charming street appeal greets you as you enter the property through the gate of a black iron fence. Be sure to notice the UNIQUE glass detail in the white stucco siding. There is also a storage area under the front step for your online delivery packages! Inside the front entry, an archway & tile flooring invite you into the living room which has a magnificent one-of-a-kind PLASTER CEILING MEDALLION on the ceiling above. Hardwood flooring continues from the living room into the spacious primary bedroom. The primary bedroom has white shutters, built in closet space and a laundry chute. There is another bedroom and 4 piece bathroom on the main floor. The entire home has delightful hidden storage spaces to discover. The kitchen is bright and cheery with white cabinets, ceramic farmhouse style sink and granite tile counter tops. The back entry has a spacious feel with a high vaulted ceiling, shiplap panel walls and garden doors leading out to the large backyard. The beautifully finished basement has a family room, 2 bedrooms and a 2 piece bathroom. The laundry room has the landing point of the laundry chute from above, an ironing board storage space, and built in cabinets. Please note: windows in the basement may not meet today's egress. This little gem still has a few finishing touches to add. The garden doors lead out to the single detached garage with a 7-foot-deep mechanics pit surrounded in

concrete which is something you don't come across every day! The huge back yard is fenced and has several mature trees including a crab apple tree and an ornamental cherry tree. In 2024, the oversized back yard was professionally graded & new sod was put down. There is plenty of space in this back yard to use for additional parking if needed. The front yard has an underground sprinkler system with manual on/off control valves. Waskasoo-Barrett Park and the winding Waskasoo Creek are just at the end of the street and offer walking pathways to absorb more of nature's beauty. Parkvale is within the greater downtown area boundary with so much to explore in the heart of the city! To name a few - the Servus Arena, Recreation Centre Pool, Golden Circle Senior Centre, Rotary Recreation Park for various all-season activities!