



3901 46 Street
Red Deer, Alberta

MLS # A2208001



\$394,900

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Other, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Linoleum, Wood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork, See Remarks, Separate Entrance, Storage, Vinyl Windows, Wired for Sound, Wood Windows		
Inclusions:	Water Softener, Jacuzzi, Second fridge, Jenn-Air Grill (built-in)		

Welcome to this charming Eastview home that features a perfect blend of character for it's era and at the same time offering comfort and convenience, all on a spacious corner lot. In 1980 this home had a substantial renovation completed as the old house was stripped and built it back up. With over 1,500 sq. ft., four bedrooms, and two full bathrooms. This character home features numerous windows allowing sunlight to fill the space and thoughtful details with the craftsmanship throughout such as solid wood doors, wood and stone work, built-in shelving and cabinets. The wood-burning fireplace makes winter nights super cozy, and the enclosed sunroom is a peaceful spot for your morning coffee or curling up with a good book. Roll-up security window covers are an benefit to provide peace of mind for whether your home or away. Downstairs is an entertainer's paradise, complete with a waterfall feature, a luxurious dual-head shower with tiled tub, built in speakers, a full kitchen and a separate entrance. There's even a private hot tub room with its own furnace! Skylights brighten the great room, making it feel open and bright. Outside you'll appreciate the 3 car garage with 220v, storage and work benches plus an extra carport with lockable storage—plenty of space for vehicles, projects, or hobbies. Other notable unique features are a secure metal fence, and yes—even a patio for your furry friends! Location-wise, it doesn't get much better. You're just blocks from elementary and middle schools, within walking distance to Lindsay Thurber High School, and minutes from grocery stores and shops. This home is full of unique touches and endless potential—whether you want to keep its retro charm or add your own modern flair. It's more than a house; it's a place ready to become your home.