

**4134 47 Street**  
**Red Deer, Alberta**

**MLS # A2260630**



**\$729,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Vinyl Windows, Wood Counters

**Inclusions:** N/A

Timeless Charm Meets Modern Luxury on a Rare 1/3-Acre Private Lot!! Welcome to a one-of-a-kind character bungalow that redefines what it means to live beautifully. Nestled on an expansive 1/3 acre private lot, this masterfully rebuilt home backs directly onto a lush treed reserve , offering unparalleled tranquility just minutes from downtown. From the moment you arrive, you’ll notice the thoughtful details: a freshly graveled, no-exit alley that adds extra privacy and parking &mdash; including room for RVs &mdash; and mature fruit trees and evergreens (apple, cherry, elm, cedar, and pine) creating a natural canopy over the professionally landscaped yard. Inside, the home is truly reborn from the studs out. Every inch reflects precision craftsmanship, modern design, and a reverence for timeless character. The heart of the home is a stunning Atrium Sunroom, a vintage showpiece with 14-foot cathedral ceilings, exposed wood beams, natural brick gas fireplace, and two skylights that flood the space with light. The open-concept main floor offers 3 spacious bedrooms and a luxurious 5-piece bathroom with high-end finishes, bright living room, a designer kitchen with quartz counters, custom maple butcher block island, natural brick backsplash, stainless steel gas stove, and a granite farmhouse sink with garburator. Downstairs, the fully finished basement adds a cozy family room with custom brick feature walls, 4th bedroom + 4-piece bath, Workshop, large storage room, and laundry/mechanical area. The oversized single attached garage is finished and includes attic storage &mdash; just one of many thoughtful touches. Major Upgrades & Value-Added Features include; fully rebuilt interior & exterior (2020+), including all new insulation, drywall, electrical (200 amp), plumbing, HVAC, and some windows. \$25,000 asbestos & vermiculite remediation, with

professional air quality testing for peace of mind. Luxury vinyl plank & heated tile flooring. Philips WIZ smart pot lights throughout — all smartphone-controlled, Dual-pane vinyl windows, custom lighting & plumbing fixtures, New 50 US gallon hot water tank. Professionally landscaped yard with rock gardens, plant beds, and underground sprinklers, Oversized concrete patio with separate pad and wiring rough-in for a hot tub. Powered oversized storage shed with new shingles, fascia, soffit & eavestrough. The house has Gentek vinyl siding, cedar accents & natural brick exterior, 30-year architectural shingles + additional roof vents, New sewer & water lines with backwater valve (\$10K upgrade), New driftwood vinyl fencing with an oversized RV access gate. Perfect for bringing in large equipment, RVs, or even for future garage/shop development. Quick Facts Year Built: 1957 (Fully Renovated 2024) Above Grade: 1,574 Sq.Ft. Lot Size: 1/3 Acre Beds/Baths: 4 Bed | 2 Bath (5pc + 4pc) Garage: Oversized Single Attached with Attic Storage. This is more than a house — it's a rare opportunity to own a refined, high-quality home that blends the warmth of character!