

**4025 46 Street**  
**Red Deer, Alberta**

**MLS # A2277866**



**\$279,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Basement Refrigerator

This centrally located 920 square foot bungalow offers excellent value for first-time buyers or investors, with downtown Red Deer just minutes away. Located close to green spaces, Grandview Elementary School, and the popular Little Ice Cream and Soda Shop, the location is both convenient and appealing. The main level features a comfortable living room, kitchen, and dining area with new sliding door and window leading directly onto the deck, which is attached to a covered back patio—perfect for enjoying the outdoors. There are two bedrooms on the main level along with a four-piece bathroom. The basement has an additional room, laundry area and lots of shelving for storage. The home sits on a large yard with mature trees and hedging, providing privacy and ample outdoor space. Additional features include a new furnace installed in March 2021, updated plumbing in 2012, some new siding on home and garage, an insulated single detached garage, and plenty of parking, making this a solid property in a desirable central location.