

8, 4240 46A Avenue Crescent  
Red Deer, Alberta

MLS # A2242417

\$289,900

|           |                                                                      |        |                   |
|-----------|----------------------------------------------------------------------|--------|-------------------|
| Division: | Parkvale                                                             |        |                   |
| Type:     | Residential/Five Plus                                                |        |                   |
| Style:    | Bungalow                                                             |        |                   |
| Size:     | 1,135 sq.ft.                                                         | Age:   | 1986 (39 yrs old) |
| Beds:     | 2                                                                    | Baths: | 1 full / 1 half   |
| Garage:   | Driveway, Parking Pad                                                |        |                   |
| Lot Size: | 0.04 Acre                                                            |        |                   |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Landscaped, Standard Shaped Lot |        |                   |

|             |                                   |            |                                              |
|-------------|-----------------------------------|------------|----------------------------------------------|
| Heating:    | Baseboard, Hot Water, Natural Gas | Water:     | Public                                       |
| Floors:     | Laminate, Linoleum                | Sewer:     | Sewer                                        |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -                                            |
| Basement:   | None                              | LLD:       | -                                            |
| Exterior:   | Stucco, Veneer, Wood Siding       | Zoning:    | R-H                                          |
| Foundation: | None                              | Utilities: | Electricity, Natural Gas, Garbage Collection |
| Features:   | Open Floorplan                    |            |                                              |

Inclusions: N/A

~Live the life you deserve as you downsize into an adorable one level home! This property has nature all around you, mature gardens and trails out your front door. This beautiful property features 2 large bedrooms, one newly renovated four-piece bathroom, and an amazing OPEN CONCEPT! Refinished OAK cabinets with white appliances, fridge is new. There is a large front den, that was converted from a single garage, makes an ideal space for hobbies, sewing room, home gym, or a tv room. There is a spacious laundry with NEW WASHER and DRYER and a 2-piece bathroom. Home also features HOT WATER ON DEMAND for your added convenience and very cost effective. A large storage room attached in the back bedroom, a beautiful, covered patio overlooking the common area and a private garden shed for additional storage needs. No basement so no worry about stairs in your future. These lovely homes do not come on the market very often, because when you live here you just love it. A sense of family and community. Your snow is shoveled, your lawn is mowed, you can just water your very own flower gardens and relax and enjoy life.