

41, 4240 46A AvenueCrescent  
Red Deer, Alberta

MLS # A2244307

\$297,800

Division:	Parkvale		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1986 (39 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Veneer, Wood Frame	Zoning:	R-H
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Parkvale Estates &ndash; a highly sought-after 55+ community offering relaxed, no-stairs living in a warm, tight-knit neighborhood. This well-maintained, bungalow-style townhome features one bedroom plus a den, perfect for guests, hobbies, or a home office. Inside, you&rsquo;ll find newer flooring and a triple-pane front window that adds both energy efficiency and comfort. The dining area and living room are nicely open, offering a comfortable and welcoming space to relax or entertain. The single attached garage provides added convenience and security. You&rsquo;ll love the enclosed patio, thoughtfully designed with both screen and glass panels, allowing you to enjoy fresh air and a connection to nature in comfort. It backs onto a peaceful, park-like green space that adds both beauty and privacy. With lawn care and snow removal fully managed, you can enjoy a true low-maintenance lifestyle year-round. This home is also ideally located close to the Golden Circle, recreation centers, swimming pools, and all the amenities of downtown Red Deer. Whether you're downsizing or simply looking for a peaceful, community-oriented lifestyle, this Parkvale Estates home offers the perfect blend of comfort, convenience, and connection.

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