

# **\$329,900 - 4298 46 Avenue, Red Deer**

MLS® #A2217307

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.08 Acres

Parkvale, Red Deer, Alberta

Freshly painted, carpets cleaned and ready for an immediate possession. Beautifully kept and located in the heart of desirable Parkvale, no condo fees, HOA or age restriction this townhouse appeals to a broad area of the market. Offering an open concept the front living area invites in plenty of natural light plus there is even a soothing corner gas fireplace for a relaxing evening. Spacious dining area overlooks the functional kitchen with all matching white appliances, plenty of oak cabinets plus a good amount of counter work space. Main floor windows have been updated for better efficiency plus step saver with the convenience of the main floor laundry. Large guest bedroom offers a cheater door to the full four piece bath. Spacious primary bedroom is nice with its own private three piece en suite plus large closet. Excellent potential once you head down to the partially finished basement. Already featuring a massive family/games area perfect for entertaining. Balance of basement is open for design which could easily develop into hobby area, studio or even work out room if you like. Mechanical equipment is all in order with a newer furnace, hot water tank, A/C unit plus shingles have even been replaced so its all been done for you. Two additional storage areas perfect for seasonal items. Enjoy a sunny afternoon on your West facing patio with next to no maintenance yard. Large single detached garage is perfect for your vehicle protection and security and even has an asphalt approach. A location that cannot be



argued for convenience and lifestyle. Nestled amongst the mature trees and linked to the Waskao Trail System you will have nature at your back door. Curling, tennis and swimming centers are all just steps away to keep you active. Neighborhood amenities such as medical, pharmacy, grocery, gas and restaurant are all within walking distance for you.

Built in 1986

**Essential Information**

MLS® #	A2217307
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.08
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	4298 46 Avenue
Subdivision	Parkvale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N6S8

**Amenities**

Parking Spaces	1
Parking	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	2
Zoning	R3

## Listing Details

Listing Office	RE/MAX real estate central alberta
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