

# **\$465,000 - 5308 46 Avenue, Red Deer**

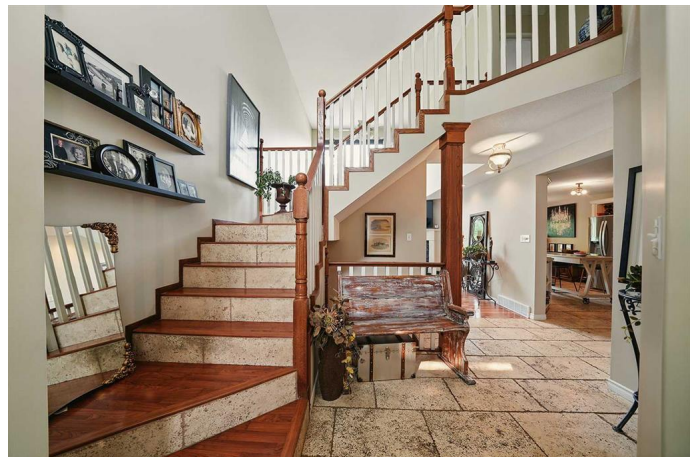
MLS® #A2230107

**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,711 sqft  
Residential on 0.12 Acres

Woodlea, Red Deer, Alberta

Original Family Home ~ Stunning Fully Developed Half Duplex On A Mature Lot In Woodlea with a double attached garage! Upon entering the home you are greeted by a stunning open staircase, large windows allowing for an abundance of natural light and travertine tile flooring. The beautiful and bright living room is accompanied by a gas fireplace with easy access to the extremely functional kitchen and dining space. The dining area makes entertaining easy with ample space and access to the gorgeous backyard. The kitchen is well equipped with an abundance of cabinet space, upgraded appliances and a moveable island which stays! There is plenty of storage on the main floor as well as a powder room and of course access to the garage. Head upstairs and discover three wonderful size bedrooms including the primary bedroom which is it's own oasis with a private deck, double closets and ensuite featuring a large jet tub and separate shower. The developed basement offers a cold room, family room with a children's nook, 3pc bathroom & laundry and a flex space currently used as an office and a den which has been used as a bedroom in the past (no window). The oversized WEST facing fully fenced yard is sure to impress with mature trees, a large stamped patio AND deck. This beautiful home has seen many upgrades over recent years including flooring, paint, basement windows, newer shingles (approx 10 yrs old) and so much more. 5308 46 Ave is a pleasure to view!



Built in 1997

### Essential Information

MLS® #	A2230107
Price	\$465,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Active

### Community Information

Address	5308 46 Avenue
Subdivision	Woodlea
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3N4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, Garden, Private Yard  
Lot Description        Back Yard, Garden, Lawn, Many Trees, Private, Rectangular Lot, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 11th, 2025  
Days on Market        6  
Zoning                    R1A

**Listing Details**

Listing Office            Century 21 Maximum

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