

\$297,800 - 41, 4240 46a Avenue crescent, Red Deer

MLS® #A2244307

\$297,800

1 Bedroom, 1.00 Bathroom, 919 sqft
Residential on 0.04 Acres

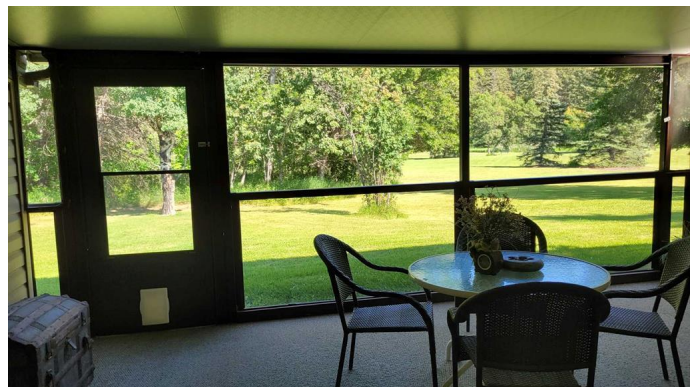
Parkvale, Red Deer, Alberta

Welcome to Parkvale Estates â€” 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, youâ€™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.

Youâ€™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.

Let me know if you want to move forward with



flyer layout or if you'd like a social media caption version too!

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Built in 1986

Essential Information

MLS® #	A2244307
Price	\$297,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	919
Acres	0.04
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	41, 4240 46a Avenue crescent
Subdivision	Parkvale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 6T9

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached, Driveway
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
Fireplaces	None
Basement	None

Exterior

Exterior Features	Balcony, Awning(s)
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Veneer
Foundation	None

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-H
HOA Fees	940
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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