

4631 48 Street
Red Deer, Alberta

MLS # A2246082



\$440,000

Division:	Parkvale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,404 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: stove, refrigerator, dishwasher, microwave, washer, dryer, window coverings -all, central vacuum and attachments, water softener, garage opener and remote, in basement kitchenette: refrigerator, hot plate, air fryer, toaster oven

GREAT LOCATION | DOUBLE ATTACHED REAR GARAGE | LOW-MAINTENANCE LIVING ~ This large and beautifully developed 3-bedroom + den, 3-bathroom bi-level offers space, flexibility, and added value in the desirable community of Parkvale. Curb appeal shines with mature landscaping and a covered front entry welcoming you inside. Hardwood flooring, vaulted ceilings, and large windows create an airy, open feel throughout the main level. The living room is centered by a cozy gas fireplace, while the adjacent dining room opens onto a covered front deck overlooking the tree-lined street. The kitchen features rich oak cabinetry, a walk-in corner pantry, stainless appliances, a large island, and a skylight for added natural light. A den just off the kitchen (with a closet) offers the potential to make a 4th bedroom or use as a home office. The spacious primary bedroom includes a walk-in closet with built-ins and a private 3-piece ensuite with walk-in shower. A 4-piece main bath includes an oversized vanity and jetted tub. Main floor laundry is conveniently located off the mudroom with direct access to the insulated, drywalled garage. The fully finished basement features large windows, in-floor heat, and a versatile layout with 2 more bedrooms (one with an attached den), a family room, 4-piece bath, and a new kitchenette (note: not a legal suite). Outside, enjoy a mature backyard with perennials, shrubs, trees, a stone patio, and a storage shed. An extra-wide driveway provides plenty of off-street parking. Located just steps to parks, walking trails, schools, the Recreation Centre, and more—this is a rare opportunity in one of Red Deer's most walkable and historic neighbourhoods!