

5336 45 Avenue
Red Deer, Alberta

MLS # A2249384



\$429,900

Division:	Woodlea		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,260 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Garage Door Opener

Step into timeless charm with this beautifully maintained 1.5-storey character home in Red Deer's desirable downtown core. Offering over 1,260 sq. ft. above grade and a fully finished basement, this property combines classic features with modern comfort across three levels of living space. Inside, the sun-filled living room welcomes you with hardwood floors and arched doorways that flow seamlessly into the elegant dining area. The bright kitchen features updated cabinetry, granite counters, and stainless steel appliances, while large windows invite natural light and views of the mature trees outside. The main floor also hosts a cozy primary bedroom and a full 4-piece bath. Upstairs, you'll find two additional bedrooms and another full bath, providing the perfect retreat for family or guests. The lower level offers excellent flexibility with a recreation room, additional bedroom, 3-piece bath, and a second kitchen. A laundry area, storage rooms, and direct access to the attached garage complete the basement. Outdoors, the inviting front porch and maturely landscaped lot create a private oasis, perfect for relaxing or entertaining. With its central location, this home is within walking distance to parks, schools, shopping, and Red Deer's vibrant downtown amenities.