

# **\$309,900 - 4617 49 Street, Red Deer**

MLS® #A2219812

**\$309,900**

4 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.12 Acres

Parkvale, Red Deer, Alberta

Charming home in popular Parkvale on two lots! This home has gone through the necessary updates over the years while keeping some of it's original character in place. Mature PRIVATE landscaping borders the property from the street. Inside you'll notice how BRIGHT and airy it feels with some updated VINYL WINDOWS and FRESH PAINT. There are two bedrooms on the main floor (the front bedroom still has the built in dressing drawers!) , a four piece bathroom and galley kitchen with updated countertops and STAINLESS STEEL APPLAINCES. There was also extra insulation added in the ceiling in 2017, new shingles in 2016. The side of the home has a convenient boot room, adding more storage space and also provides access to the suite downstairs. Downstairs has an additional two bedroom, full bathroom, living space and washer dryer. There is a second kitchen downstairs with all the appliances including a dishwasher and convection oven microwave. (Windows in the bedrooms do not meet egress). Outside you have a massive FULLY LANDSCAPED yard, FULLY FENCED with loads of back alley parking and a DETACHED GARAGE! There is also a STAMPED CONCRETE PATIO and FIREPIT back here. This property offers numerous plants throughout including, day lilies, cedars, double flowering plums, caragana, juniper, sage, dogwood, mayday, virginia creepers, elderberry, and horseradish, perfect for those who love to garden and enjoy a diverse variety



of plant species! Parkvale is Red Deer oldest neighborhood and offers so many amenities, and beautiful walking trails.

Built in 1945

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219812    |
| Price          | \$309,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 830         |
| Acres          | 0.12        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4617 49 Street |
| Subdivision | Parkvale       |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 1T4        |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 5                                                                  |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                  |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Storage, Vinyl Windows                      |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Wine Refrigerator |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |

|              |                                       |
|--------------|---------------------------------------|
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting                                                                   |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Private, Treed |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Concrete                                                                             |
| Foundation        | Poured Concrete, See Remarks                                                         |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R1A           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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