

# **\$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	1
Zoning	R1A

## Listing Details

Listing Office	CIR Realty
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