

# \$474,900 - 4237 53 Street, Red Deer

MLS® #A2197017

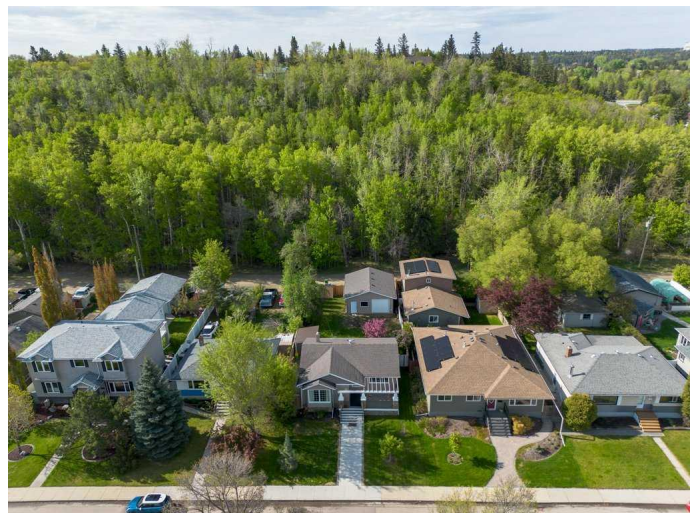
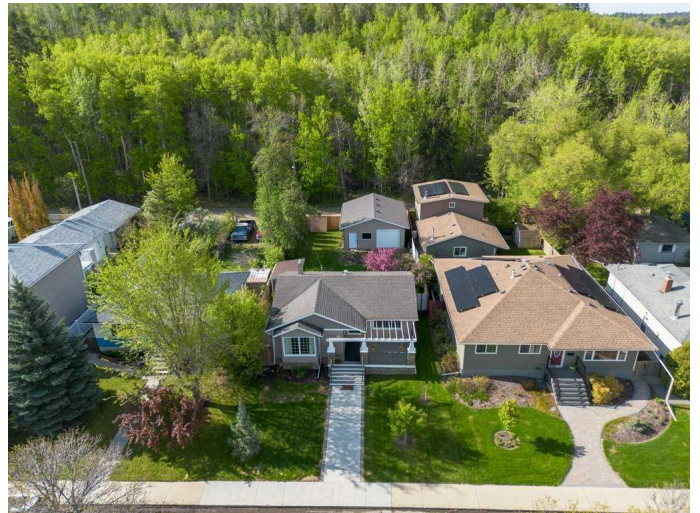
**\$474,900**

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.15 Acres

Woodlea, Red Deer, Alberta

Nestled in the highly desirable Woodlea neighborhood, this charming 993 sq. ft. bungalow offers the perfect blend of privacy and convenience. Located just steps from parks, schools such as Lindsay Thurber and Camille, plus the scenic trail system, this home boasts a beautiful large backyard backing onto a forest, ensuring a peaceful and private setting. The inviting front porch welcomes you inside, where you'll find a warm and cozy living room complete with a gas fireplace and elegant sculptured ceilings. Hardwood floors flow throughout the main level, including the galley kitchen, which features painted cabinetry and a patio door leading to the back deck—ideal for outdoor entertaining. A private dining room with classic white paneling adds character and charm. The main level includes two bedrooms, including a spacious primary bedroom, as well as a renovated three-piece bathroom with walk-in shower. Updates over the years include electrical, plumbing, windows, and siding. New furnace was installed in 2023, new dishwasher in 2024, A/C in 2024, and a new bathroom in 2025! The fully developed basement has been designed with an open and bright floor plan, featuring laminate flooring throughout. It offers additional living space with two bedrooms, a large recreational room, a den, and a newly renovated three-piece bathroom. A spacious laundry room adds extra convenience. Completing this impressive property is a detached, oversized heated and insulated



garage, perfect for storage or a workshop built in 2023 and a separate 8 X 12 shed. Don't miss this rare opportunity to own a home in one of Woodlea's most sought-after locations!

Built in 1955

**Essential Information**

MLS® #	A2197017
Price	\$474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4237 53 Street
Subdivision	Woodlea
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2E1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, No Neighbours Behind, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	114
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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