

# \$349,900 - 4641 49 Street, Red Deer

MLS® #A2228723

**\$349,900**

3 Bedroom, 2.00 Bathroom, 2,194 sqft

Residential on 0.15 Acres

Parkvale, Red Deer, Alberta

For buyers craving something different, this one-of-a-kind heritage home offers timeless charm, thoughtful updates, and incredible value. With 3 Bedrooms, 1.5 Bathrooms, and a central location near schools, parks, and downtown, it's an ideal option for first-time buyers, young families, or anyone looking for a unique home full of character.

The main floor features comfortable Living Spaces, a bright Kitchen, a convenient half Bath with in-floor heat, and a formal Dining Room with a fireplace already wired for a gas insert. The beautifully restored staircase leads to the upper level, where you'll find all 3 Bedrooms and a full Bathroom—also with in-floor heat—plus a versatile attic space perfect for a playroom, office, or creative retreat.

Major updates include a complete electrical upgrade, air conditioning, newer shingles, a newer sewer line in the home, and new front and rear decks. Extensive landscaping adds curb appeal and functionality, while the fenced yard offers space for kids and pets. There's also plenty of off-street parking and excellent basement storage.

Originally home to one of Red Deer's founding families, the Manning House still features hardwood flooring and preserved character throughout—a rare chance to own a piece of the city's history while enjoying



the space, comfort, and flexibility today's families need.

Built in 1905

**Essential Information**

MLS® #	A2228723
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,194
Acres	0.15
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4641 49 Street
Subdivision	Parkvale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1T4

**Amenities**

Parking Spaces	4
Parking	Off Street

**Interior**

Interior Features	Built-in Features, See Remarks
Appliances	Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Brick/Mortar

## Additional Information

Date Listed	June 16th, 2025
Days on Market	57
Zoning	R1A

## Listing Details

Listing Office	RE/MAX real estate central alberta
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