# \$435,000 - 4117 45 Street, Red Deer

MLS® #A2258077

## \$435,000

4 Bedroom, 2.00 Bathroom, 1,022 sqft Residential on 0.12 Acres

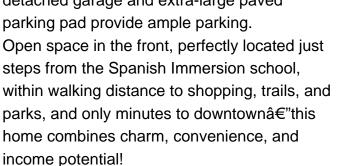
Grandview, Red Deer, Alberta

Newly Renovated Bungalow with new roof in a Prime Location in the community of Grandview

This beautifully updated bungalow featuring a smart, functional layout with 4 spacious bedrooms and a welcoming dining area. The bright kitchen offers plenty of oak cabinetry, plus both a built-in and walk-in pantry conveniently located off the dining room. The fridge and stove can be controlled by using an App.

The main floor includes 3 comfortable bedrooms, living room with a large front window that floods the space with natural light, new luxury vinyl flooring and the accent wall that bring warmth and character.

The fully finished basement is designed for flexibilityâ€"it offers a 4th bedroom, a full bathroom, a massive rec room, and a dry bar. With its separate entrance, the basement has a potential that could easily be used as a rental suite (following the city guidelines) or private guest space. The laundry and utility room also provide plenty of storage. Outside, a huge deck leads to the private backyard, while the oversized double heated detached garage and extra-large paved parking pad provide ample parking.







## **Essential Information**

MLS® # A2258077 Price \$435,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,022 Acres 0.12 Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 4117 45 Street

Subdivision Grandview
City Red Deer
County Red Deer
Province Alberta
Postal Code T4N1J9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Parking Pad

# of Garages 2

## Interior

Interior Features Bar

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling Other
Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Back Lane, Back Yard, Fron

Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 19th, 2025

Zoning R-L

# **Listing Details**

Listing Office eXp Realty



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