

# \$357,900 - 4313 46a Avenue, Red Deer

MLS® #A2261639

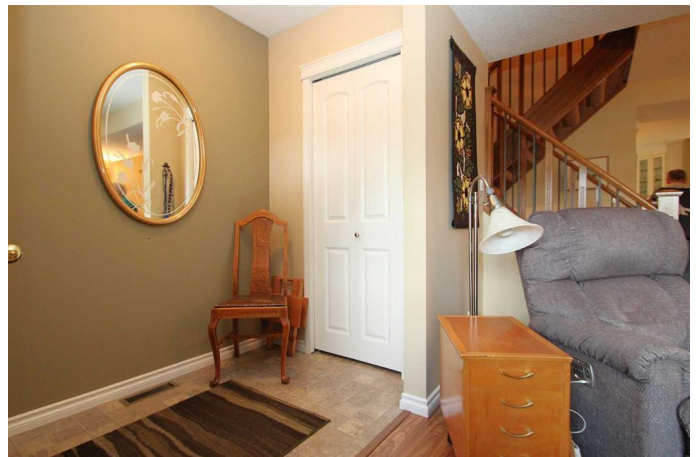
**\$357,900**

2 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.06 Acres

Parkvale, Red Deer, Alberta

Welcome to Parkvale, a quiet mature location. Whether your looking to down size to a home with less maintenance, or may be getting ready to retire and looking for a home that is easy care with the park and trail system just steps away, all in a sought after neighborhood. This well maintained home has many upgrades over the years that your sure to enjoy. Spacious functional floor plan that is fully developed with 2 large bedrooms, 3 bathrooms, den and plenty of storage complete with built in shelving. Good size living and dining room overlooking the front yard and green space across the street. Upgrades include flooring through out, laminate, carpets, bathrooms, windows, interior doors, kitchen, cabinets, appliances, shingles and more. Spacious kitchen that has been totally upgraded with newer cabinets, soft close hardware, counter tops, backsplash, island with a swing appliance garage, pull out pantry and extra corner cabinets that finish of the kitchen. 2nd floor features 2 large bedrooms with laundry and lots of closet space. Main 4 Pc bathroom with fully tiled tub & shower. Basement offers a den area, 3PC bathroom and storage area with lots built in shelving. Enjoy the screened in rear porch and the private interlocking brick patio area. Beautifully landscaped back yard with a large single garage and a paved rear alley. No condo fees, no association fees, close to the bus stop, shopping, recreation center, tennis courts and seniors Golden circle center.



Built in 1985

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261639      |
| Price          | \$357,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,291         |
| Acres          | 0.06          |
| Year Built     | 1985          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4313 46a Avenue |
| Subdivision | Parkvale        |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4N 6T7         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Laminate Counters                                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame                             |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-H                  |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.