

4615 44 Street  
Red Deer, Alberta

MLS # A2173445



**\$269,900**

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt

**Basement:** Full, Unfinished

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** na

Pride of ownership shines throughout this well-maintained 2-story townhouse, nestled in a quiet, mature, and well-treed neighborhood, just minutes from downtown, Barrett Park, and the city's extensive trail system. Featuring 2 spacious upstairs bedrooms, each with its own 4-piece ensuite and dual closets, this home offers privacy and comfort in a serene setting. The bright, welcoming living room is enhanced by a new gas fireplace (2017), adding warmth and ambiance. The kitchen includes a well-organized pantry, ample shelving with drawers, and an additional appliance cupboard for optimal storage. Step outside to enjoy the 3-season enclosed sunroom and covered deck, both professionally designed for low-maintenance outdoor living. Recent upgrades include a new furnace and air conditioner (October 2023), ensuring year-round comfort. The single detached garage, with added shelving and a paved back alley, makes for a clean and accessible space, complete with a new garage door motor (2023) and garage door (2018). Additional features include low flush toilets (2020), central vac (2015), and a professionally painted interior. With no condo fees and no age restrictions, this home is perfect for those seeking carefree living. The basement is open for future development or additional storage. This beautifully kept property showcases pride of ownership at every turn! Plus, enjoy the maintenance free yard!