

3717 46 Street  
Red Deer, Alberta

MLS # A2200348



**\$324,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R1A

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Skylight(s)

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings.

This charming starter home is located in a quiet neighbourhood and is in fantastic condition with many recent updates. The bright living room features large windows, while the kitchen offers white melamine cabinets, a full tile backsplash, and stainless steel appliances, including a new dishwasher (2024). Upstairs there are two bedrooms, the 4 piece bath has a skylight for extra natural light. The lower level includes a family room with large windows, a bedroom, and an updated shower/laundry area with new washer and dryer (2025). Additional features include a high-efficiency furnace with HEPA filter, hot water tank. In the backyard is a large deck with a gazebo. The shingles were replaced in 2018. The home also has a 22x24 detached garage and a new sewer line (2021). This home is a perfect blend of comfort, convenience, and tranquility—ready for you to move in and enjoy!