

# \$289,900 - 8, 4240 46a Avenue crescent, Red Deer

MLS® #A2242417

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.04 Acres

Parkvale, Red Deer, Alberta

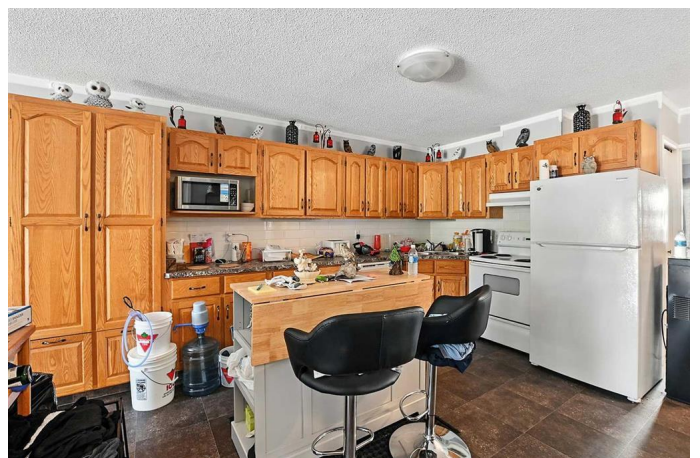
~Live the life you deserve as you downsize into an adorable one level home! This property has nature all around you, mature gardens and trails out your front door. This beautiful property features 2 large bedrooms, one newly renovated four-piece bathroom, and an amazing OPEN CONCEPT! Refinished OAK cabinets with white appliances, fridge is new. There is a large front den, that was converted from a single garage, makes an ideal space for hobbies, sewing room, home gym, or a tv room. There is a spacious laundry with NEW WASHER and DRYER and a 2-piece bathroom. Home also features HOT WATER ON DEMAND for your added convenience and very cost effective. A large storage room attached in the back bedroom, a beautiful, covered patio overlooking the common area and a private garden shed for additional storage needs. No basement so no worry about stairs in your future. These lovely homes do not come on the market very often, because when you live here you just love it. A sense of family and community. Your snow is shoveled, your lawn is mowed, you can just water your very own flower gardens and relax and enjoy life.

Built in 1986

## Essential Information

MLS® #                      A2242417

Price                        \$289,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,135         |
| Acres          | 0.04          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 8, 4240 46a Avenue crescent |
| Subdivision | Parkvale                    |
| City        | Red Deer                    |
| County      | Red Deer                    |
| Province    | Alberta                     |
| Postal Code | T4N 6T9                     |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Laundry                                                          |
| Utilities      | Electricity Available, Garbage Collection, Natural Gas Available |
| Parking Spaces | 1                                                                |
| Parking        | Driveway, Parking Pad                                            |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                     |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                     |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco, Wood Siding, Veneer                                          |

Foundation               None

**Additional Information**

Date Listed               July 25th, 2025  
Days on Market         7  
Zoning                    R-H  
HOA Fees                 940  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           RE/MAX real estate central alberta

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