

4607 45 Street  
Red Deer, Alberta

MLS # A2166807



## \$539,900

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** ceiling fan

Presenting 4607 45st, A top QUALITY home built by Forefront homes featuring captivating curb appeal, a single attached front garage, fully fenced and landscaped rear yard plus a covered rear deck and front ROOFTOP PATIO!! It's an ideal central location to walk to downtown for work and entertainment, nearby Barrett Park, plus Red Deer's network of fabulous walking trails, this fine home presents a perfect blend of contemporary architecture in a tree lined mature neighborhood. A large tiled foyer will welcome the new owners into a thoughtfully designed open concept main level flooded with NATURAL LIGHT, it's an ideal space to connect with family and friends. The heart of this lovely home is a beautifully designed kitchen with a large center island, quartz countertops, full tile backsplash, stainless appliances and modern white cabinetry. The integrated dining area will accommodate a large table and provides easy access to the covered rear deck. A bright rear living room is a perfect spot to relax and unwind, and the main level flooring an ideal blend of tile and top quality laminate. Wide stairs lead to the upper level which is home to 3 bedrooms, TOP FLOOR LAUNDRY, and full bath with custom tile work. The beautiful main bedroom has a walk-in closet and lovely 3 pce ensuite with a large tiled shower, the park across the street provides a peaceful view to enjoy a morning coffee from the rooftop patio directly off of the bedroom - a great way to start the day! The basement is fully developed to the same exacting standards and includes a rec room with a dry bar, infloor heat, large windows, a full 4pce bath and a large 4th bedroom. The mechanical room is clear evidence of the high builder standards, there are 2 large panels, an air exchanger, high efficiency furnace and tank, and plenty of additional storage space. Finishing touches include a rear stone patio, fully

fenced and landscaped yard, and there is a gas line to the rear deck! Enjoy all of the fabulous benefits the mature neighborhood of Parkvale provides and make this amazing home your own!!