

# \$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

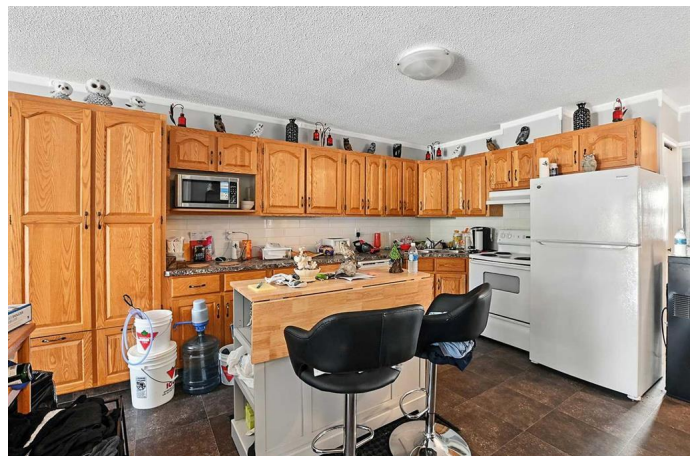
~Live the life you deserve as you downsize into an adorable one level home! This property has nature all around you, mature gardens and trails out your front door. This beautiful property features 2 large bedrooms, one newly renovated four-piece bathroom, and an amazing OPEN CONCEPT! Refinished OAK cabinets 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       5  
Zoning                   R-H  
HOA Fees               940  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.