

# **\$435,000 - 4117 45 Street, Red Deer**

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MLS® #A2258077

**\$435,000**

4 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.12 Acres

Grandview, Red Deer, Alberta

Newly Renovated Bungalow with new roof in a Prime Location in the community of Grandview

This beautifully updated bungalow featuring a smart, functional layout with 4 spacious bedrooms and a welcoming dining area. The bright kitchen offers plenty of oak cabinetry, plus both a built-in and walk-in pantry conveniently located off the dining room. The fridge and stove can be controlled by using an App.

The main floor includes 3 comfortable bedrooms, living room with a large front window that floods the space with natural light, new luxury vinyl flooring and the accent wall that bring warmth and character.

The fully finished basement is designed for flexibility—it offers a 4th bedroom, a full bathroom, a massive rec room, and a dry bar. With its separate entrance, the basement has a potential that could easily be used as a rental suite (following the city guidelines) or private guest space. The laundry and utility room also provide plenty of storage.

Outside, a huge deck leads to the private backyard, while the oversized double heated detached garage and extra-large paved parking pad provide ample parking.

Open space in the front, perfectly located just steps from the Spanish Immersion school, within walking distance to shopping, trails, and parks, and only minutes to downtown—this home combines charm, convenience, and income potential!



Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258077    |
| Price          | \$435,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,022       |
| Acres          | 0.12        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4117 45 Street |
| Subdivision | Grandview      |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N1J9         |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Bar                                                                                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | Other                                                                                |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full                                                       |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Lot Description   | Back Lane, Back Yard, Front  |
|                   | Remarks                      |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-L                  |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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