

# \$324,900 - 3717 46 Street, Red Deer

MLS® #A2200348

**\$324,900**

3 Bedroom, 2.00 Bathroom, 785 sqft  
Residential on 0.15 Acres

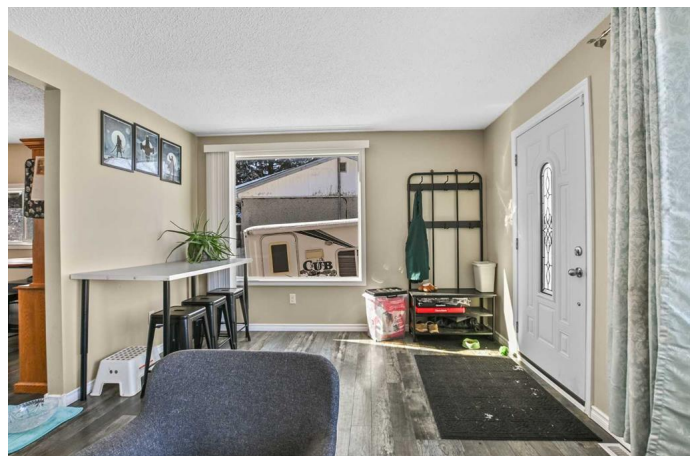
Eastview, Red Deer, Alberta

Excellent started home in fantastic condition that has had many updates. This home has a nice sized living room with very large windows, the cupboards are not attached but can stay. The kitchen has white melamine cupboards with full tile backsplash, stainless fridge & stove and the dishwasher was new in 2024. There is a 4 pce bath on the main with a skylight and there are 2 good sized bedrooms. The primary has carpet and the rest of the upstairs has grey laminate. There is a good sized entry. Downstairs you will find a family room with 3 large windows and grey laminate, a bedroom and an updated shower combination laundry. The washer/ dryer are new in 2025. High eff furnace and hot water tank & the home is equipped with a hepa filter. Large yard front and back and there is a 22x24 detached garage. Sewer line was redone in 2021, both on the owners end and the city's end. The roof was redone by the previous owners in about 2018.

Built in 1956

## Essential Information

MLS® #	A2200348
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	785



Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3717 46 Street
Subdivision	Eastview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1L5

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Skylight(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3

Zoning R1A

## **Listing Details**

Listing Office Century 21 Maximum

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