

**4134 47 Street**  
**Red Deer, Alberta**
**MLS # A2260630**

**\$729,000**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Grandview                                              |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bungalow                                               |               |                   |
| <b>Size:</b>     | 1,574 sq.ft.                                           | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 4                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.33 Acre                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Irregular Lot, Landscaped, Pie Shaped Lot   |               |                   |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Vinyl Windows, Wood Counters

**Inclusions:** N/A

Timeless Charm Meets Modern Luxury on a Rare 1/3-Acre Private Lot!! Welcome to a one-of-a-kind character bungalow that redefines what it means to live beautifully. Nestled on an expansive 1/3 acre private lot, this masterfully rebuilt home backs directly onto a lush treed reserve, offering unparalleled tranquility just minutes from downtown. From the moment you arrive, you'll notice the thoughtful details: a freshly graveled, no-exit alley that adds extra privacy and parking — including room for RVs — and mature fruit trees and evergreens (apple, cherry, elm, cedar, and pine) creating a natural canopy over the professionally landscaped yard. Inside, the home is truly reborn from the studs out. Every inch reflects precision craftsmanship, modern design, and a reverence for timeless character. The heart of the home is a stunning Atrium Sunroom, a vintage showpiece with 14-foot cathedral ceilings, exposed wood beams, natural brick gas fireplace, and two skylights that flood the space with light. The open-concept main floor offers 3 spacious bedrooms and a luxurious 5-piece bathroom with high-end finishes, bright living room, a designer kitchen with quartz counters, custom maple butcher block island, natural brick backsplash, stainless steel gas stove, and a granite farmhouse sink with garburator. Downstairs, the fully finished basement adds a cozy family room with custom brick feature walls, 4th bedroom + 4-piece bath, Workshop, large storage room, and laundry/mechanical area. The oversized single attached garage is finished and includes attic storage — just one of many thoughtful touches. Major Upgrades & Value-Added Features include; fully rebuilt interior & exterior (2020+), including all new insulation, drywall, electrical (200 amp), plumbing, HVAC, and some windows. \$25,000 asbestos & vermiculite remediation, with

professional air quality testing for peace of mind. Luxury vinyl plank & heated tile flooring. Philips WIZ smart pot lights throughout — all smartphone-controlled, Dual-pane vinyl windows, custom lighting & plumbing fixtures, New 50 US gallon hot water tank. Professionally landscaped yard with rock gardens, plant beds, and underground sprinklers, Oversized concrete patio with separate pad and wiring rough-in for a hot tub. Powered oversized storage shed with new shingles, fascia, soffit & eavestrough. The house has Gentek vinyl siding, cedar accents & natural brick exterior, 30-year architectural shingles + additional roof vents, New sewer & water lines with backwater valve (\$10K upgrade), New driftwood vinyl fencing with an oversized RV access gate. Perfect for bringing in large equipment, RVs, or even for future garage/shop development. Quick Facts Year Built: 1957 (Fully Renovated 2024) Above Grade: 1,574 Sq.Ft. Lot Size: 1/3 Acre Beds/Baths: 4 Bed | 2 Bath (5pc + 4pc) Garage: Oversized Single Attached with Attic Storage. This is more than a house — it's a rare opportunity to own a refined, high-quality home that blends the warmth of character!