

# \$394,900 - 3901 46 Street, Red Deer

MLS® #A2208001

## \$394,900

4 Bedroom, 2.00 Bathroom, 1,580 sqft

Residential on 0.14 Acres

Eastview, Red Deer, Alberta

Welcome to this charming Eastview home that features a perfect blend of character for it's era and at the same time offering comfort and convenience, all on a spacious corner lot. In 1980 this home had a substantial renovation completed as the old house was stripped and built it back up. With over 1,500 sq. ft., four bedrooms, and two full bathrooms. This character home features numerous windows allowing sunlight to fill the space and thoughtful details with the craftsmanship throughout such as solid wood doors, wood and stone work, built-in shelving and cabinets. The wood-burning fireplace makes winter nights super cozy, and the enclosed sunroom is a peaceful spot for your morning coffee or curling up with a good book. Roll-up security window covers are an benefit to provide peace of mind for whether your home or away. Downstairs is an entertainer's paradise, complete with a waterfall feature, a luxurious dual-head shower with tiled tub, built in speakers, a full kitchen and a separate entrance. There's even a private hot tub room with its own furnace! Skylights brighten the great room, making it feel open and bright. Outside you'll appreciate the 3 car garage with 220v, storage and work benches plus an extra carport with lockable storage—plenty of space for vehicles, projects, or hobbies. Other notable unique features are a secure metal fence, and yes—even a patio for your furry friends!

Location-wise, it doesn't get much better.



Youâ€™re just blocks from elementary and middle schools, within walking distance to Lindsay Thurber High School, and minutes from grocery stores and shops. This home is full of unique touches and endless potentialâ€”whether you want to keep its retro charm or add your own modern flair. Itâ€™s more than a house; itâ€™s a place ready to become your home.

Built in 1953

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208001    |
| Price          | \$394,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,580       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 3901 46 Street |
| Subdivision | Eastview       |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 1L9        |

**Amenities**

|                |                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                                                                                                                   |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, 220 Volt Wiring, Garage Faces Side, Insulated, Oversized, Triple Garage Detached |

# of Garages 3

## Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork, See Remarks, Separate Entrance, Storage, Vinyl Windows, Wood Windows, Wired for Sound

Appliances Garage Control(s), Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings, Built-In Electric Range, Disposal, Garburator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Basement, Raised Hearth, Stone

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other, Private Entrance, Storage

Lot Description Back Lane, Landscaped, Other, Rectangular Lot, Corner Lot

Roof Clay Tile

Construction Vinyl Siding, Wood Siding, Cedar

Foundation Poured Concrete

## Additional Information

Date Listed April 2nd, 2025

Days on Market 19

Zoning R1A

## Listing Details

Listing Office eXp Realty

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