

# \$539,900 - 4758 56 Street, Red Deer

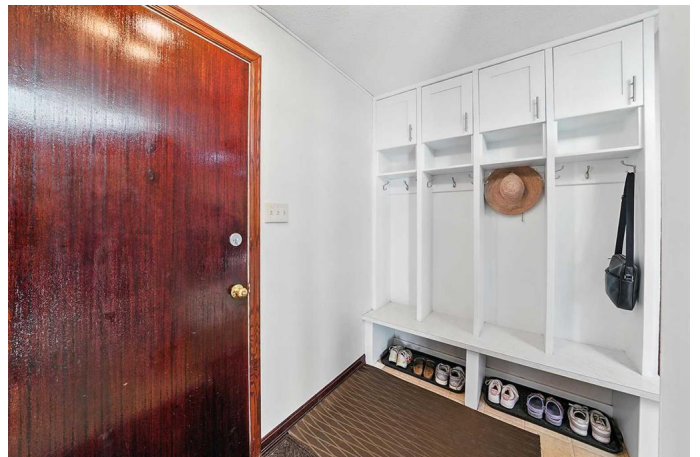
MLS® #A2236943

**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,369 sqft  
Residential on 0.29 Acres

Downtown Red Deer, Red Deer, Alberta

Located in a serene and secure community, this home offers a TRUE SENSE OF BELONGING~ where neighbors know each other, kids play freely, and life moves at just the right pace! Nestled just off the banks of the Red Deer River, and just minutes from downtown amenities, it is perfect blend of peaceful living and EVERYDAY CONVENIENCE! Imagine living in a location that is conveniently located in the heart of our city~ and steps to Waskasoo trails and parks! This OVER-SIZED 250ft deep lot has plenty to offer a growing family, from incredible privacy and 2 sheds for storage, to having your own space for gardening! This floor plan is truly one of a kind, and a very rare find. Homes in this area rarely become available. The spacious front entrance features a closet, new lockers with storage and a skylight,. Other great features include: upgraded kitchen with lots of counter space, huge island, cherry stained cabinets, and a large walk-in pantry. The dining boasts soaring high ceilings, with massive windows overlooking the mature backyard. The main floor also has an office and a cozy formal living room featuring a gas fireplace, perfect for cold winter nights. Step upstairs where there are two bedrooms, and a four-piece bathroom. The primary bedroom is located at the back, with a cheater door to the bathroom and features his/her closets and your very own PRIVATE BALCONY. The third level has another bedroom, bathroom, and large family room. Outside metal roller shades



offer additional privacy, security, as well as black-out options for family movie night and the perfect night's sleep! Basement has a home gym/flex room, laundry, and plenty of storage. Upgraded furnace, hot water on demand, and permanent membrane roof. Pride of ownership is very evident inside and out, no pets and no smoking home. Get excited about living in the city on a third of an acre, no neighbors behind you ever. A remarkable location awaits its new family. This home and LOCATION is very DESIRABLE, completely turnkey and QUICK possession.

Built in 1961

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236943      |
| Price          | \$539,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,369         |
| Acres          | 0.29          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4758 56 Street    |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4N 2K3           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |                                        |
|---------|----------------------------------------|
| Parking | Driveway, Attached Carport, Off Street |
|---------|----------------------------------------|

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Natural Woodwork, Skylight(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                          |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | See Remarks                                                                                                                                                                |

## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, Views, City Lot, Wooded |
| Roof              | Membrane                                                                                                                     |
| Construction      | Stucco, Wood Frame                                                                                                           |
| Foundation        | Poured Concrete                                                                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 41             |
| Zoning         | R-L            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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