



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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4134 47 Street
Red Deer, Alberta

MLS # A2260630



\$729,000

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

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

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!