

\$315,000 - 5304 45 Avenue, Red Deer

MLS® #A2127349

\$315,000

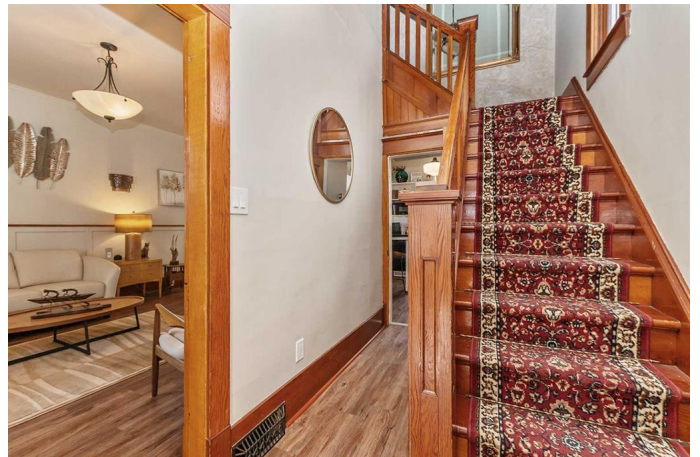
3 Bedroom, 2.00 Bathroom, 1,003 sqft
Residential on 0.15 Acres

Woodlea, Red Deer, Alberta

Welcome Home! This tree-lined street in sought-after Woodlea neighbourhood exudes the tradition of days gone by. The first thing you will notice is the large enclosed front porch - perfect for your morning coffee or afternoon tea. As you walk through the front door your are greeted by the original staircase tucked to the right. To the left you enter through one of 2 French doors into the combined living and dining room boasting 9 ft. ceilings, 10 inch baseboards, bay window, crown moulding, wainscoting and vinyl flooring which flows throughout the main level. Ascend the staircase past the stained glass window to the main bath featuring the original clawfoot tub and large double vanity. The principal bedroom (large enough for a king bed) has a walk-in closet with a window. The second bedroom would make a good office or nursery. In the full basement you'll discover a washer/dryer, storage, a large family/bedroom and a 3 piece bath. Outside there's a totally fenced yard, a single garage and 2 parking spaces. Enjoy the 2 tiered deck with friends overlooking the beautifully landscaped gardens. Homes in this neighbourhood are seldom available. There is even an option to purchase this home with its beautiful furnishings and decor.

Built in 1907

Essential Information



MLS® #	A2127349
Price	\$315,000
Sold Price	\$322,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.15
Year Built	1907
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5304 45 Avenue
Subdivision	Woodlea
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3L5

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Crown Molding, French Door, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Electric Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, Landscaped, Many Trees, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 2nd, 2024
Days on Market	2
Zoning	R1
HOA Fees	0.00

Listing Details

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

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.