

\$389,900 - 46 James Street, Red Deer

MLS® #A2139391

\$389,900

3 Bedroom, 4.00 Bathroom, 1,400 sqft

Residential on 0.10 Acres

Johnstone Park, Red Deer, Alberta

FULLY DEVELOPED 3 BEDROOM, 4 BATH
2-STOREY ~ IMMEDIATE POSSESSION
AVAILABLE ~ DOUBLE DETACHED
GARAGE ~ South facing covered front
veranda welcomes you and leads to a sun
filled foyer that opens to the upper level ~
Open concept main floor layout offers a feeling
of spaciousness ~ The living room features
floor to ceiling windows overlooking the deck
and backyard ~ The kitchen offers a functional
layout with plenty of light stained oak cabinets,
ample counter space including a raised eating
bar, corner pantry and opens to the dining
room with more large windows plus garden
door access to the massive deck and backyard
~ 2 piece bathroom is located next to the
conveniently located main floor laundry that
has a folding counter and cabinets ~ Open
staircase leads to the upper level ~ The
primary bedroom can easily accommodate a
king size bed plus multiple pieces of furniture,
has a walk in closet and a 4 piece bathroom ~
2 additional bedrooms are located on the
same level as the primary bedroom and share
a 4 piece bathroom ~ The fully finished
basement offers a large family room with a
stone accented gas fireplace and a built in
desk, plus a den that could be easily
converted to a 4th bedroom, 4 piece bathroom
and space for storage ~ The fully fenced
backyard offers a huge deck that spans the
entire width of the home with tons of grassy
yard space left over, fenced in dog run, garden
shed and access to the double detached



garage ~ Shingles replaced within the last 3 years ~ Located on a family friendly street, walking distance to multiple schools, parks, playgrounds, YMCA, multiple shopping plazas and with easy access to downtown and highway 2.

Built in 2001

Essential Information

MLS® #	A2139391
Price	\$389,900
Sold Price	\$397,400
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,400
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 James Street
Subdivision	Johnstone Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3W4

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, See Remarks

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 15th, 2024
Days on Market	8
Zoning	R1N
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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