

\$435,000 - 4117 45 Street, Red Deer

MLS® #A2258077

\$435,000

4 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.12 Acres

Grandview, Red Deer, Alberta

Newly Renovated Bungalow with new roof in a Prime Location in the community of Grandview

This beautifully updated bungalow featuring a smart, functional layout with 4 spacious bedrooms and a welcoming dining area. The bright kitchen offers plenty of oak cabinetry, plus both a built-in and walk-in pantry conveniently located off the dining room. The fridge and stove can be controlled by using an App.

The main floor includes 3 comfortable bedrooms, living room with a large front window that floods the space with natural light, new luxury vinyl flooring and the accent wall that bring warmth and character.

The fully finished basement is designed for flexibility—it offers a 4th bedroom, a full bathroom, a massive rec room, and a dry bar. With its separate entrance, the basement has a potential that could easily be used as a rental suite (following the city guidelines) or private guest space. The laundry and utility room also provide plenty of storage.

Outside, a huge deck leads to the private backyard, while the oversized double heated detached garage and extra-large paved parking pad provide ample parking.

Open space in the front, perfectly located just steps from the Spanish Immersion school, within walking distance to shopping, trails, and parks, and only minutes to downtown—this home combines charm, convenience, and income potential!



Built in 1958

Essential Information

MLS® #	A2258077
Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4117 45 Street
Subdivision	Grandview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N1J9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Front
	Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	eXp Realty
----------------	------------



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.