

# \$249,900 - 15, 4240 46a Avenue crescent, Red Deer

MLS® #A2232975

**\$249,900**

1 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.06 Acres

Parkvale, Red Deer, Alberta

Discover effortless living in this charming adult-only (55+) townhome with no condo fees—just a low annual HOA that takes care of landscaping and snow removal, so you don't have to. Whether you're downsizing or spending winters down south, this home lets you lock the door and leave with peace of mind. Located in the heart of downtown Red Deer, you'll love being just steps from the Golden Circle, Recreation Centre, shopping, walking trails, and parks. Inside, you'll find a spacious living and dining area with a freshly painted feature wall, a bright U-shaped kitchen that opens to the living space, and a versatile family room perfect for TV, crafts, or guests. Step into the 3-season sunroom and enjoy summer evenings—mosquito-free! The large primary bedroom is next to a freshly painted 4-piece bath, while updates like newer vinyl plank flooring, shingles (2022), and a garage door with opener (2019) provide peace of mind. This is low-maintenance living in the location you've been waiting for—come see why this could be your perfect next move.



Built in 1986

## Essential Information

MLS® #                    A2232975

Price                     \$249,900

Bedrooms              1

Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.06
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	15, 4240 46a Avenue crescent
Subdivision	Parkvale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 6T8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R3
HOA Fees	895
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office      Royal LePage Network Realty Corp.

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.