



GRASSROOTS
REALTY GROUP

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3502 51 Avenue
Red Deer, Alberta

MLS # A2315062



\$289,900

Division:	South Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	787 sq.ft.	Age:	1962 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Garage Faces Side, Off Street, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

Located on Red Deer's South Hill within walking distance of the Red Deer Hospital, shopping, restaurants, and groceries. This 47' x 120' lot offers R-M zoning, which permits multi-family development. This nicely updated bungalow offers vinyl plank flooring with updated trim, a fully renovated main bathroom, some vinyl windows, stucco exterior, and the hot water tank was replaced in 2024. The large yard is fully fenced and there's a single detached garage at the back of the home. This property is available for immediate possession!