



3506 51 Avenue
Red Deer, Alberta

MLS # A2315477



\$289,900

Division:	South Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	785 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Faces Side, Off Street, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

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

Inclusions: N/A

Situated just steps from the Red Deer Hospital and close to shopping, restaurants, and groceries, this large 47' x 120' lot is zoned R-M, which permits multi-family development. The existing home is currently rented for \$1,500/mo with the tenants paying all utilities. This older but well-maintained home has seen minor renovations including an updated kitchen and a newer high-efficiency furnace. It offers 2 bedrooms on the main floor and a 3rd bedroom in the basement with its own 2-piece bathroom, plus a large rec room. There is a single detached garage at the back, and the lot is fully fenced with a large yard.