



GRASSROOTS
REALTY GROUP

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3508 51 Avenue
Red Deer, Alberta

MLS # A2315484



\$219,900

Division:	South Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	538 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: N/A

Situated on the South Hill, 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 cozy 1-bedroom, 1-bathroom home has received updates including newer windows and doors, vinyl plank flooring, updated finishing, an updated kitchen, and a renovated bathroom, plus a rear addition with a boot/storage room. The large yard out back offers space to park multiple vehicles. The property is currently rented for \$1,395/mo with the tenant paying all utilities.