



5114 44 Street
Red Deer, Alberta

MLS # A2325929



\$315,000

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Bungalow		
Size:	845 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Vinyl Windows		

Inclusions: N/A

Rare opportunities like this don't come along often! Lovingly maintained by the same family for decades, this charming 1955 raised bungalow is ideally located just one block from the hospital, within walking distance to downtown and all amenities, and backs onto a beautiful forested area along Waskasoo Creek with no neighbours behind. Situated on a huge lot with a spacious double garage, room for RV parking, and multi-family residential zoning, this property offers outstanding future potential for expansion or redevelopment — while being a wonderful home today. Inside, you'll find a bright, functional layout with large windows, spacious rooms, and original mid-century charm. Numerous updates include shingles, high-efficiency furnace, humidifier, and hot water tank (all 2014) as well as vinyl windows in approximately 2023. This provides peace of mind and extremely affordable energy bills, even in the coldest months. The bright basement features a walk-up side entrance, plenty of storage, a kitchenette with a vintage gas stove, another bedroom and an office or den. This is a truly unique property offering exceptional value in one of Red Deer's most unique hidden locations.