



GRASSROOTS
REALTY GROUP

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5928 51 Avenue
Red Deer, Alberta

MLS # A2326489



\$229,900

Division:	Riverside Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	716 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Vinyl Windows		

Inclusions: Window coverings + curtain rods, closet curtain in primary, bookshelves and TV stand in living room, Ring doorbell camera + security hardware, white bookshelf in kitchen, 4 shelf storage tower in shower, chest freezer in basement, shed, firepit + wood pile. All inclusions are in as-is condition

Cute and charming 3 bedroom bungalow with plenty of important updates in a convenient location. The bright main floor features a comfortable living room with laminate flooring & crown molding. The kitchen is equipped with stainless steel appliances, a double sink and a newer dishwasher installed in 2023. There's a back entrance door that leads out to the deck & fenced yard. Also on the main floor, is two bedrooms and an updated four-piece bathroom with a new vanity and convenient built-in storage. The full, partially finished basement offers laundry, additional storage and a versatile finished flex room. Major improvements include triple-pane windows and exterior doors completed in 2024, a high-efficiency furnace and hot water tank replaced in 2022, central air conditioning added in 2023, updated asphalt shingles and eavestroughs completed in 2023, and a newer deck. Outside, enjoy the fenced yard, storage shed and gravel parking pad with room for multiple vehicles. Also nearby Parkland Mall, Burger Boy, Bower Ponds, other parks & schools. This inviting home is a wonderful opportunity for a first-time buyer, downsizer or investor!