



GRASSROOTS
REALTY GROUP

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4917 46 Street
Red Deer, Alberta

MLS # A2329677



\$219,900

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Off Street, Oversized, Parking Pad, Single		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	C-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: AS-IS

DOWNTOWN LOCATION | C-1 COMMERCIAL ZONING | CHARACTER HOME WITH POTENTIAL - Situated in the heart of Downtown Red Deer, this character home offers a rare opportunity for investors, business owners, or buyers looking for a property with flexible C-1 Commercial zoning. Whether you're considering office space, a retail or service-based business, or holding it as a redevelopment opportunity, the location and zoning open the door to a wide variety of permitted uses. Inside, you'll find plenty of original charm with hardwood flooring running throughout the main living areas and bedrooms, large windows that fill the home with natural light, and classic wood trim that reflects the home's vintage character. The main floor offers a spacious living area, functional kitchen with vinyl plank flooring, two bedrooms, and a full 4 pce bathroom. The basement includes additional finished space with a 3rd bedroom, a 3 pce bathroom, rec space, multiple storage areas, and a versatile room with built-in cabinetry and a sink, offering a range of possibilities for future use. Outside, the property offers a mature yard, gravel parking pad, and an old detached oversized single garage. Located within steps to Downtown amenities, restaurants, professional services, and public transit, this property offers an excellent opportunity in a highly accessible central location. Bring your ideas and unlock the potential this unique property has to offer.