



GRASSROOTS
REALTY GROUP

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4921 46 Street
Red Deer, Alberta

MLS # A2329683



\$219,900

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Bungalow		
Size:	845 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	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 | LONG TERM TENANT IN PLACE – Offering plenty of future potential, this downtown property is a great opportunity for investors looking to add to their portfolio or buyers seeking the flexibility that comes with C-1 zoning. Situated on a mature lot in a highly accessible central downtown location, this bungalow offers 845 square feet of living space with two bedrooms, a full bathroom, a functional kitchen, and a bright living room. With a long term tenant already in place, the property offers the benefit of an established tenancy while you consider your future plans. Whether your vision includes renovation, redevelopment, or making the most of the C-1 Commercial zoning, this unique property offers plenty of possibilities. This property is currently rented for \$1,150/month including utilities.