



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4030 51A Street
Red Deer, Alberta

MLS # A2339222



\$329,900

Division:	Michener Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,031 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, stove, b/i dishwasher, washer, dryer, electric fireplace.

Charming home in desirable Michener Hill sitting on a large corner lot! This beautifully updated 4-bedroom, 2-bathroom home provides a great opportunity for first time buyers or investors. The bright main floor features a spacious living room and functional kitchen with ample cabinetry, stone backsplash, windows out to the side yard and a large pantry. A bedroom is situated behind the living room, with a 4 pc bath tucked around the corner with bathtub/shower combo and shiplap wall details. The layout provides a flexible living space ideal for families. Upstairs you'll find generously sized bedrooms with multiple closets. The fully finished basement provides additional living space with a large rec. room and electric fireplace, a fourth bedroom, and a second bathroom with modern tiled shower. Situated on a large corner lot with mature trees, an single garage, and room for future development, this property is conveniently located near parks, recreation facilities, trails, and downtown amenities. Recent updates include: all new vinyl windows and siding with insulation installed underneath, 2nd story crawl spaces insulated with spray foam, new furnace and hot water tank, back flow preventer installed in the past 10 years, shingles are 5 years old, and the entire home has been freshly painted. The sewer line has also been just replaced. Move-in ready and full of charm! ***Some of the photos have been virtually staged.***