



**GRASSROOTS**  
REALTY GROUP

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**5527 49A Avenue**  
**Red Deer, Alberta**

**MLS # A2234936**



**\$388,700**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad, Side By Side		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular		

<b>Heating:</b>	Boiler	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC(15)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Separate Entrance		

**Inclusions:** n/a

INVESTOR ALERT &ndash; Unique Character Home with SUITE on Treed Character Street and Wonderful neighbours! This Charming Property offers excellent opportunity & timeless character, with options to Occupy it yourself and rent out the rest! or just have it all to yourself!! nestled in a tree-lined lot. Set on a massive, mature lot siding onto the river, this 5-bedroom home is a rare opportunity. With a flexible layout ideal for extended families or tenants, the home features, 2 bedrooms upstairs, 2 on the main floor, and 1 downstairs, each level with self-contained potential. Original features include hardwood floors, rich wood trim, solid wood doors, antique filigree doorknob's, and two beautiful (non-functioning) fireplaces. A glass-enclosed veranda, wrought iron-detailed Duradek balcony, and a two-tiered deck offers serene outdoor living shaded by towering trees. Enjoy stunning wild life right out your front door. Kept as original as possible, this home is perfect for character home lovers or savvy investors. Updates include shingles (2013) and hot water tank (2015). Utilities average \$579/month serviced regularly, House will be sold in the condition that it is. Older RPR available dated July 8 1991. Main floor and lower level currently unoccupied, upstairs tenant is month to month and would like to stay. pays \$1000/month.