



GRASSROOTS
REALTY GROUP

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3909 50A Street
Red Deer, Alberta

MLS # A2241816



\$399,900

Division:	Michener Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,315 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to 3909 50A Street, a charming character home tucked into the mature and quiet neighborhood of Michener Hill in Red Deer. From the moment you arrive, you'll notice the warmth and personality this home has to offer starting with the private front patio that's just calling for a morning coffee or evening glass of wine. Step inside and you'll find a space that perfectly blends character with comfort. Original hardwood floors bring a timeless touch, while the modern updates throughout like vinyl windows, granite countertops, fresh paint, updated appliances, and newer light fixtures add the function and style today's buyer is looking for. The main floor gives you three bedrooms and two full bathrooms, along with a cozy living room complete with a gas fireplace to keep things warm in the winter. And yes there's central air conditioning to keep you cool in the summer too. Downstairs is where the space really opens up. A large rec room is perfect for movie nights or hosting friends, complete with a wet bar for convenience. You'll also find a fourth bedroom, another full bathroom, and a large laundry/utility room with plenty of room for storage. Out back, the south facing yard is a private little retreat. It's fully fenced, landscaped, and offers garden beds, a fire pit, and a spacious deck to enjoy the sunshine. There's even a heated and insulated workshop with 220V power ideal for the hobbyist or someone needing extra space for projects. A double parking pad out back leaves room for a future garage, and there's plenty of extra parking on the street out front. Other updates include hot water tank (2022), upgraded electrical panel, shingles, and a washer/dryer that is just a few years old. Location wise, it's hard to beat just steps from Red Deer's beloved 'Little Ice Cream Shop', two blocks from

the Michener Centre, and close to shopping, schools, playgrounds, and walking paths. If you're a first time buyer or young family looking for a home with character, space, and a great location this could be the one.