



**GRASSROOTS**  
REALTY GROUP

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**3934 50 Street**  
**Red Deer, Alberta**

**MLS # A2249566**



**\$314,900**

<b>Division:</b>	Michener Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 3934 50th Street! Attention First Time Buyers or Investors...this home has all the work and updates done, all you have to do is move in, call it your own and enjoy. A mix of modern with a touch of classic charm, it's a functional floor plan on a big lot and conveniently located close to all amenities including shopping, schools, playgrounds and public transit. Open the door and be impressed in every room. A big living/dining room with ceiling fan and hard wood floors welcome you. The kitchen is the showstopper with quartz countertops, live edge open shelving, soft close cupboards/drawers and eye catching tile work. Head down the hall to three large bedrooms and an impressive 4 piece bathroom that's been renovated also. Off the kitchen is a good sized deck that looks into your big backyard with lots of parking, and an oversized single, detached heated garage! Back inside, the basement has a convenient separate entrance from the side of the house. Head downstairs to a nicely renovated 3 piece bathroom, leading to a big living room/rec room space. There's a great kitchen/dining space, plus a huge 4th bedroom complete with it's own walk in closet. A convenient storage room is also downstairs. Updates include, pex plumbing, new electrical including panel, Vinyl windows, Appliances, Quartz countertops, stucco siding, hot water tank, freshly painted walls and baseboards, carpet in basement, heated detached garage, shingles. Packed with value, updates and on a big lot, this bungalow won't disappoint and is ready for new owners!