



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5812 52 Avenue
Red Deer, Alberta**

MLS # A2251476



\$275,900

Division:	Riverside Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	741 sq.ft.	Age:	1935 (90 yrs old)
Beds:	3	Baths:	2
Garage:	Aggregate, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC(13)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

Inclusions: WINDOW COVERINGS, 4 SHEDS (3 IN THE BACKYARD) AND 1 IN THE FRONT DRIVEWAY

This cozy bungalow has many possibilities for buyers as it is zoned DC-13. There are 2 bedrooms and a 4-piece bathroom upstairs and 2 bedrooms plus a 3-piece bathroom downstairs. There is a door in the kitchen separating the upstairs area from the downstairs area. This property has 2 lots and the house is on one lot only. There is a large fenced yard with several storage sheds. The large driveway can accommodate RV parking. Recent upgrades include: Plumbing upgrades September 2025, new ATCO Gas Meter 2025, refrigerator 2020, new paint, kitchen counter top, and linoleum main floor 2025, roof cap 2020, shingles on house 2020, electric panel 2014, HWT 2023, both large custom made wooden storage sheds were resingled in 2023. 6 of the 14 windows in the home were upgraded over the years (this includes windows on the East and West side plus the basement East-facing bedroom window). Come and check out this home. This may be the one for you.