



**GRASSROOTS**  
REALTY GROUP

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**4823 53 Street**  
**Red Deer, Alberta**

**MLS # A2254728**



**\$259,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Red Deer                  |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 895 sq.ft.                         | <b>Age:</b>   | 1939 (86 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Gravel Driveway, Off Street, Owned |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                          |               |                   |
| <b>Lot Feat:</b> | Standard Shaped Lot, Views         |               |                   |

|                    |   |                   |       |
|--------------------|---|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Laminate, Slate, Tile                     | <b>Sewer:</b>     | Sewer |
| <b>Roof:</b>       | Asphalt, Asphalt Shingle                          | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Partially Finished | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | C1    |
| <b>Foundation:</b> | Combination, Poured Concrete                      | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Vaulted Ceiling(s)                                |                   |       |

**Inclusions:** shed

This is an affordable downtown Red Deer property with an illegal suite, exceptional future potential. Situated on a 50 x 125 ft lot, the main floor features soaring ceilings and a stylish loft that overlooks the bright, open living space. Below, a separate walk-out basement unit has its own ground-level entrance to the back yard. Each level provides two bedrooms or offices, a full kitchen, and a bathroom, with a shared laundry area between them. The entire historic home has been extensively upgraded over the years, including newer windows, furnace, electrical, a new hot-water tank, eavestroughs, and brand-new shingles installed in August 2025. Off-street parking is plentiful at the rear. Zoned C1, the lot is ideally positioned for redevelopment and the City has previously approved a 10,000-square-foot mixed-use project on the site. With many government incentives available for downtown redevelopment and no nearby residential neighbourhood to trigger complaints, this property represents an excellent opportunity to enter the market and plan a future multi-level apartment or commercial building.