



**GRASSROOTS**  
REALTY GROUP

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**5914 56 Avenue**  
**Red Deer, Alberta**

**MLS # A2257901**



**\$349,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Smoking Home, See Remarks		

**Inclusions:** All window coverings/blinds & curtain rods

Charming Home in the Heart of Red Deer! This well-kept property sits on a double lot and features a heated 24x32 garage, perfect for hobbies or storage. The bright main floor showcases laminate flooring throughout, a spacious living area, and an updated eat-in kitchen complete with white cabinets, stainless appliances, and plenty of counter space. The primary bedroom is generous in size, accompanied by two additional bedrooms and a 4-piece bathroom. Downstairs, you'll find a separate entrance, a completed shower, and an opportunity to add your finishing touches with a future living space and extra bedroom. Outside is a true retreat with mature trees, newer fencing, and a large deck for entertaining. A long driveway provides ample parking. Important updates over the years include roofing, windows, electrical, high-efficiency furnace, and hot water tank. This move-in-ready home is waiting for its new owners!