



GRASSROOTS
REALTY GROUP

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4738 53 Street
Red Deer, Alberta

MLS # A2258290



\$395,000

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	809 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Floor Furnace, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Wood Frame
Foundation:	Block, Poured Concrete
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Stacking Washer and Dryers, 2 Hood Fans, Ceiling Fan, Garage Door Opener

This is a True Cash Flowing Gem with amazing Tenants both up and down! This Legally Suited home has had everything done! New Kitchens, Flooring, Quartz Counter tops, Custom Tile Work, New Bathrooms, Stainless Steel Appliance in the Upper Suite, Newer Washers and Dryers in both Suites, Electrical has been upgraded. Zoned R3, this is an excellent Investment Opportunity!