

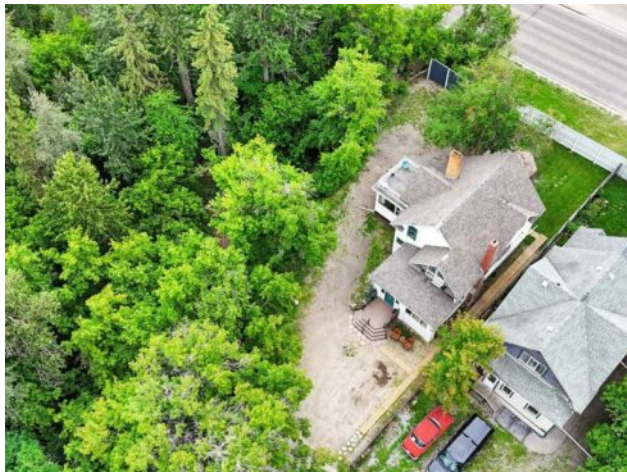


GRASSROOTS
REALTY GROUP

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**5527 49A Avenue
Red Deer, Alberta**

MLS # A2261343



\$279,900

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,844 sq.ft.	Age:	1912 (113 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Off Street, Parking Pad, Side By Side		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular		

Heating:	Boiler
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks, Separate Entrance

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	DC(15)
Utilities:	-

Inclusions: N/A

Unique Character Home with SUITE, located in Quiet Neighbourhood This Charming Property offers excellent opportunity & timeless character, with options to Occupy it yourself and rent out. ! or just have it all to yourself!! nestled in a tree-lined lot. Set on a massive, mature lot siding onto the river, this 5-bedroom home is a rare opportunity. With a flexible layout ideal for extended families or tenant, the home features, 2 bedrooms upstairs, 2 on the main floor, and 1 downstairs. Original features include hardwood floors, rich wood trim, solid wood doors, antique filigree doorknob's, and two beautiful (non-functioning) fireplaces. A glass-enclosed veranda, wrought iron-detailed Duradek balcony, and a two-tiered deck offers serene outdoor living shaded by towering trees. Enjoy stunning wild life right out your front door. Kept as original as possible, this home is perfect for character home lovers. Updates include shingles (2013) and hot water tank (2015). Utilities average \$579/month serviced regularly, Older RPR available dated July 8 1991.