



GRASSROOTS
REALTY GROUP

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**5812 52 Avenue
Red Deer, Alberta**

MLS # A2269341



\$239,000

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:	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

Cozy, Clean, 1935 Bungalow. 2 bedrooms, 4-piece bathroom, modern fridge & stove on main floor, and a 2 bedroom, 3-piece bathroom downstairs with an illegal suite. The laundry is located in the basement next to the furnace room. Each level comes with kitchen sink, countertop and cupboards. The house has fresh paint throughout, new flooring in kitchen & bathroom main floor, kitchen countertop main floor (2025), HWT (2023), new shingles (2020), 100 amp electrical panel (2014). In addition to a large, fenced yard, the driveway adjacent to the house, can easily accommodate RV parking. In the yard are two large wooden storage sheds, resingled in 2023, and a stunning mature tree that adds beauty to the overall character of the property. This area of Red Deer, Riverside Meadows underwent an extensive redevelopment plan in 2009. This property was rezoned to DC13 during the planning process. A complete redevelopment plan link can be obtained from the seller's realtor. Page 6 of the Riverside Meadows ARP and Community Plan will provide information on DC 13 zoning specifications. This property is a renovator's/ developer's delight. Many options inside and out. This property sits on a double city lot, zoned Commercial /Residential blend. Book a viewing today.