



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4610 50 Street**  
**Red Deer, Alberta**

**MLS # A2275752**



**\$269,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Classic character home in the heart of Downtown Red Deer just steps from Coronation Park and Red Deer's amazing trail system! This 1,475 sq ft two storey home offers a unique opportunity for buyers who appreciate character and are excited to add their own updates and make it their own, with some renovations already complete such as newer vinyl windows throughout and an updated hot water tank. The main floor features a spacious living room, a dedicated dining area with original hardwood flooring, and an updated kitchen that blends with the home's charm. Upstairs, you'll find three nicely sized bedrooms and a full 4-piece bathroom, offering a comfortable and practical 2nd floor. The basement is partially finished and adds versatility with a large bonus room, den, bathroom with laundry, and a flex space with a sink and cabinetry that could work for a home hair salon, hobby room, or bar area. Outside, the large backyard is partially fenced and offers rear parking with alley access, providing room for multiple vehicles or future garage potential. This home offers convenient and easy access to shopping, restaurants, parks, schools, transit, and all the everyday amenities the city has to offer. Immediate possession is available!