



**GRASSROOTS**  
REALTY GROUP

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**5919 52 Avenue**  
**Red Deer, Alberta**

**MLS # A2277515**



**\$264,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Private,		

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

**Inclusions:** Shed, Security Cameras & Receiver, Tarp Garage

EXTENSIVELY RENOVATED home on a beautifully landscaped double lot with ample space for RV parking or to build a huge garage! Improvements on this home include all new drywall, insulation, and vapour barrier throughout, updated windows and doors, all new kitchen and upgraded stainless steel appliances including a gas stove, refinished hardwood, vinyl plank flooring upstairs and in the basement, updated trim and casings, a fully renovated bathroom, shingles, eavestroughs, electrical panel, high efficient furnace, and more! This spotless character home offers a large living room, two bedrooms on the main floor including a nicely sized primary bedroom with walk in closet, and a beautifully renovated 4 pce bathroom. Upstairs you'll find a cozy loft space, a great space for a playroom, studio, or whatever else you might need. The basement has also been totally renovated with a family room space, laundry area with storage and shelving, and cold storage with built in shelving. Your backyard oasis is beautifully landscaped and offers a deck with pond area, low maintenance shrubs, newer fence, large RV gate with gravel parking pad, and the large tarp shelter and shed are included! This immaculate home shines with pride of ownership throughout and careful detail was put into all renovations and upgrades. This home is a pleasure to show!