



**GRASSROOTS**  
REALTY GROUP

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**4206 51A Street  
Red Deer, Alberta**

**MLS # A2277525**



**\$234,900**

<b>Division:</b>	Michener Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	749 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Storage		

**Inclusions:** As Is, Where Is

Opportunity awaits on this beautiful lot BACKING ON TO A TREED RESERVE! Ideal for first time home buyers eager to create their dream home or investors looking for a project with excellent return potential. Inside, you'll find updates including vinyl plank flooring throughout the main floor, a renovated bathroom, and high efficiency furnace. The spacious front foyer opens into a bright dining space and living area with large windows that fill the home with natural light. The kitchen offers plenty of space for different layout options, ready for your redesign ideas. Two nicely sized bedrooms and an updated 4 pce bathroom with tiled tub surround complete the main floor. Downstairs, the partially finished basement includes 3 finished rooms, a 2 pce bathroom, laundry area, and plenty of storage space. Step outside and enjoy the extra deep lot, backing onto mature trees for ultimate privacy and a peaceful setting. There's ample space for off street parking, seasonal toys, or to build your dream detached garage with convenient back alley access. Nestled in the well established and mature neighbourhood of Michener Hill, you're just steps from parks, playgrounds, schools, the Michener Aquatic Centre, and downtown amenities. Bring your vision, this property is bursting with potential!