



GRASSROOTS
REALTY GROUP

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4122 50 Street
Red Deer, Alberta

MLS # A2287218



\$364,900

Division:	Michener Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: .

Charming legally suited 1958 bungalow just steps from the little ice cream shop in south-after Michener Hill. Perfect for first time home buyers or smart investors, the main floor offers a spacious living room, dinning area, kitchen . 2bedrooms and a full bath. The fully finished legal basement suite features one bedroom, bathroom dinning area, and kitchen Currently generating \$1000/month. Upgrades included furnace ,water tank, shingles. Situated on a massive lot with a single detached garage and rear parking for 4 vehicles. Live smart invest wisely in a prime location.