



**B, 3621 51 Avenue
Red Deer, Alberta**

MLS # A2296962



\$330,000

Division:	South Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	970 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Shed, Window Coverings, Garage Door Opener, 4 Large Planters on Back Patio

Welcome to 3621 B 51 Avenue – a beautifully maintained 3-bedroom, 2-bathroom half duplex in Red Deer's desirable South Hill neighborhood. This inviting home combines a practical layout with thoughtful updates, making it ideal for first-time buyers, downsizers, or savvy investors. Inside, you'll notice stunning new luxury vinyl plank flooring throughout the main level, offering both durability and modern appeal. The spacious living room boasts vaulted ceilings, abundant natural light, and a cozy gas fireplace – perfect for relaxing or entertaining guests. The kitchen provides ample counter space, classic oak cabinetry, and a brand-new microwave to simplify daily living. The main floor also features a generously sized primary bedroom with double closets and a full 4-piece bathroom. Downstairs, discover a large family room, two additional bedrooms – one with a walk-in closet and the other with double closets – a second bathroom with a shower, a convenient laundry room, and plenty of storage space. Enjoy your morning coffee on the front deck, or unwind in the fully fenced backyard with low-maintenance landscaping, front and rear gate access, and a single detached garage. Several key updates provide peace of mind, including a new furnace and central A/C in 2019 (regularly serviced), shingles replaced in 2021, and new eaves in 2022. Move-in ready and ideally located near amenities, parks, and transit, this home is a fantastic opportunity you won't want to miss!