



3433 51 Avenue
Red Deer, Alberta

MLS # A2304405



\$229,900

Division:	South Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	692 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

SOUTH HILL REDEVELOPMENT/INVESTMENT OPPORTUNITY on a large 48' x 134' lot zoned R-M for multi-family. The property is located within walking distance of shopping, restaurants, downtown amenities, and Red Deer Regional Hospital. The existing 1.5 storey home has seen some recent updates including vinyl plank flooring, an updated kitchen with newer cabinetry, countertops, and appliances, plus a renovated 4-piece bathroom with updated tub, tile surround, and vanity. Other improvements include PEX plumbing lines and a high-efficiency furnace. The main floor offers a functional layout with two bedrooms, a bright living room, and spacious kitchen area. The upper level would be best suited for storage, hobby space, or a kids' play area. The basement remains unfinished but includes laundry and a walk-up exit to a covered exterior storage area with direct access to the backyard. Outside, the extra deep yard and rear alley access create flexibility for future development plans or parking. The R-M zoning and lot dimensions make this property well-suited for a range of future development configurations.