



4738 53 Street
Red Deer, Alberta

MLS # A2134617



\$337,777

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1947 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Gravel Driveway, Off Street, Rear Drive, R		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Built-in Features, Ceiling Fan(s), Quartz Counters, See Remarks, Separate Entrance		

Inclusions: Fridge (2) , Dishwasher (2), Stove, Washer/Dryer

House Hack! This legally suited 2+2 home is owner occupied. It's a real sweetheart and has been renovated with a gorgeous new main floor kitchen with custom tile work, quartz countertops in both the kitchen and bathroom, new flooring, baseboards, and paint. Previous upgrades include some newer windows, shingles, gutters, High Efficiency furnace, and hot water tank. There is a metal roof on the single detached garage with room to build a new garage or park your RVs and toys. This property has the added bonus of being located on an R3 lot (multifamily zoning) for increased future value. Live upstairs and rent out the two-bedroom basement suite. With 5% down, your payment could be as low as \$500 PI. Conveniently located for a walkable lifestyle. It's a great home isn't it! Shouldn't it be yours?