



**5519 47A Avenue
Red Deer, Alberta**

MLS # A2145591



\$199,900

Division:	Waskasoo		
Type:	Residential/House		
Style:	Bungalow		
Size:	758 sq.ft.	Age:	1910 (114 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Appliances "as is"

Opportunity in the making. Fix and flip or even an addition to your rental portfolio. Put in the effort and make it what ever you want. Character home sitting on a beautiful 130 foot mature lot surrounded by beautiful trees, walking paths plus river valley is right out side your door. Plan offers a good size dining and living area, two bedrooms on the main plus the kitchen is off the back of home. Developed basement includes a rec/family room with bar area, additional bedroom plus there is plumbing for an extra bath as toilet is already plumbed in. Single car garage currently used for storage but could be converted back with some modifying. Gorgeous east facing back deck which overlooks the deep lot. Plenty of space for shed, garden area plus firepit. With some vision and determination the potential is all there.