



4806 53 Street
Red Deer, Alberta

MLS # A2193455



\$349,900

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1950 (75 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: 2 Stove, 2 refrigerator, washer/dryer, 2 rangehood, fireplace in basement, blinds/window coverings

Prime Investment Opportunity! This renovated 5-bedroom, 2-bathroom home sits on a commercially zoned lot, making it an excellent opportunity for investors, business owners, or families needing extra space. With a separate illegal suite, it offers flexibility for extended family, guests, or rental income. Ideally situated near a school, the new Red Deer Justice Centre, and numerous amenities, this property provides both convenience and potential. Move-in ready with modern updates throughout—don't miss this incredible opportunity! Book your showing today!