



4001 51 A
Red Deer, Alberta

MLS # A2195468



\$399,000

Division:	Michener Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2 , Stove x 2 , Dishwasher, Washer and Dryer.

Legal suited home and Investment opportunity here in Michener Hill Subdivision. The main floor suite features 3 bedrooms and a 4 piece bathroom, kitchen with dishwasher and dining and living room space with hardwood floors. This suite has front and rear access. Currently rented to a long term tenant for \$ 1545/ month which includes utilities provided by the seller. The basement suite has a separate entry area from the back of the home with storage cabinets one bedroom, kitchen and dining space and large living room area with modern vinyl flooring and modern kitchen cabinets. This suite was finished with double drywall with green glue noise proofing compound between the floors. Currently rented for \$1250/month with utilities included by the seller. There is a shared laundry area in the basement where the tenants rotate usage and the utility room is with some storage space. The electrical panel is located in the basement bedroom and was updated around 2016. There are 2 separate furnaces here replaced 8 years ago for the suites and one water tank. There is a single 12 x 24 garage in the back of the home accessed by a rear alleyway rented separately to a long term tenant for \$100 a month.