



**182 Duval Crescent
Red Deer, Alberta**

MLS # A2199738



\$359,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: none

Opportunity for an investor to take over a basically turnkey rental opportunity. Home was built specifically for assisted living. The tenant is a service provider, providing assisted living for their clients giving the owner a zero vacancy rate. They are long time clients and would prefer to stay and are willing to sign a long term lease. If an investment property isn't on your radar that's ok, simply move in as a family and enjoy the wider spaces and open floor plan. This home is also a great opportunity for the fix and flip or handyman as there is some TLC required. Property is wheel chair accessible.