



**4009 52 Street**  
**Red Deer, Alberta**

**MLS # A2206297**



**\$404,500**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Michener Hill          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 918 sq.ft.             | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Wet Bar |                   |    |

**Inclusions:** N/A

Charming Fully Developed Bungalow with 3 Bedrooms 2 Bath in an Up-and-Coming Area This Charming Bungalow offers everything you need and more. Homes in this area are Rarely Available, making this a unique opportunity. The home features a spacious fenced yard and a detached garage, with plenty of room in the rear to park your RV or second vehicle. Inside, the home has been tastefully updated throughout, including fresh paint / new flooring / upgraded lighting / and modernized bathrooms. Additionally, you'll find Newer Appliances and a recently replaced Hot Water Tank. Situated directly across from a serene green space, the living room offers peaceful views of trees and grass! This bungalow also holds the Potential for a legal basement suite with City Approval, making it a Great Investment Opportunity. Enjoy outdoor living with a Two-Tiered deck and a cozy fire pit area. The patio doors and Open Floor Plan create a bright and inviting atmosphere. Picture yourself enjoying a morning coffee on the deck or spending an evening relaxing by the fire. This could be your New Home—All You Need To Do Is Pack And Move In!