

**4619A 49 Street
Red Deer, Alberta**

MLS # A2237020



\$304,900

Division:	Parkvale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,092 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

Calling investors and first time home buyers! This nicely updated 5 bedroom, 2 bathroom half duplex offers a number of recent upgrades including new shingles (2024), high efficient furnace (2023), hot water tank (2022), and a number of updated vinyl windows. The bright, open-concept living and dining area is filled with natural light from a large front-facing window, and the U-shaped kitchen offers plenty of oak cabinetry and functionality. The main floor hosts three comfortably sized bedrooms, including a spacious primary, along with the main 4-piece bathroom. You'll also appreciate the main floor laundry and a spacious storage room for added convenience. The fully finished basement with in-floor heat offers even more living space, including a large family room, two additional bedrooms, another 4 piece bathroom, and a flex space with a sink and cabinetry that could work for a home hair salon, hobby room, bar, or even kitchenette. Outside, the fully fenced backyard offers ample space for gatherings, complete with a paver patio, storage shed, and large gravel parking pad. Situated just steps from walking trails, parks, schools, playgrounds, restaurants, and shopping, this property is full of potential and ready for immediate possession!