

4756 54 Street  
Red Deer, Alberta

MLS # A2269986



## \$384,900

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Red Deer                 |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 860 sq.ft.                        | <b>Age:</b>   | 1953 (72 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached            |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Level |               |                   |

|                    |                                           |                   |    |
|--------------------|-------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                               |                   |    |

**Inclusions:** all appliances, all window coverings

Zoned R3 - incredible renovations top to bottom in this immaculate bungalow located in the heart of downtown Red Deer. Super walkable location, mere steps from all amenities! This character home will charm you from the moment you enter, with clean renovations and ample natural light bathing the main living areas. The kitchen is an absolute stunner, with modern cabinetry and subway tile to keep the character. Two bedrooms plus a full bath complete the main floor. Separate rear entry leads you downstairs to a sizeable boot room / laundry area which leads directly to a second kitchen! Another full bed / bath plus a bright rec room complete the lower level. The fully fenced yard offers ample space to garden or entertain, and the detached garage offers ample storage space for all your extra gear. Upgrades within the past two years include shingles, furnace, hot water tank, electrical, all updated appliances as well as a complete interior refresh and it's easy to see the value throughout this home - just move in and enjoy!