

3629 51 Avenue  
Red Deer, Alberta

MLS # A2283621



**\$269,900**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Off Street, Oversized, RV Access/Parking, S		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters		

**Inclusions:** n/a

**INVESTORS!** Close to the Hospital and downtown with Opportunity for potential development of revenue property, Some of the major upgrades over the years include plumbing and newer 100 amp electrical panel. Furnace is not the original and previous owner indicated 2018 as well as HWT. There are two bedrooms on the main level with one full bath, dining area, kitchen, and living area. Tons of storage available between the loft upstairs and the unfinished basement. Plenty of room for RV parking. The single garage has a work shop attached plus a 10x14 shed. This home requires maintenance however offers much for opportunity as an investment in the area.