

**4122 50 Street**  
**Red Deer, Alberta**

**MLS # A2254528**



**\$379,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Michener Hill              |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Bi-Level                   |               |                   |
| <b>Size:</b>     | 1,036 sq.ft.               | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Suite                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                      | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Storage, Sump Pump(s)      |                   |     |

**Inclusions:** ,

Discover this solid 1958-built home located just steps from the charming Little Ice Cream Shop. Perfectly suited for first-time buyers or savvy investors, this property offers: Spacious main floor with a large living room, dining room, kitchen, four-piece bath, and two bedrooms Fully finished legal basement suite featuring a one-bedroom layout, dining and living room, kitchen, and a four-piece bath &mdash; ideal for extended family. Recent upgrades include a new furnace and hot water tank installed in 2017. Shingles replaced in 2017, ensuring peace of mind, Massive lot with a single detached garage and rear parking for four cars. Enjoy the convenience of Michener Hill living and the potential for great returns. A versatile home in a sought-after location!