

4738 53 Street
Red Deer, Alberta

MLS # A2258290



\$395,000

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	809 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-H
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Stacking Washer and Dryers, 2 Hood Fans, Ceiling Fan, Garage Door Opener

This is a True Cash Flowing Gem with amazing Tenants both up and down! This Legally Suited home has had everything done! New Kitchens, Flooring, Quartz Counter tops, Custom Tile Work, New Bathrooms, Stainless Steel Appliance in the Upper Suite, Newer Washers and Dryers in both Suites, Electrical has been upgraded. Zoned R3, this is an excellent Investment Opportunity!