

**5919 52 Street
Red Deer, Alberta**

MLS # A2240679



\$309,000

Division:	Fairview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,004 sq.ft.	Age:	1935 (90 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Garden, Lawn, Rectangular Lot		

Heating: Central, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Shingle Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Gas Stove, Fridge, Washer/Dryer, shed in the back year. 3 Wired cameras with the receiver.

Beautifully updated and full of charm, this home is perfect for first-time buyers, downsizers, or investors. Major renovations include a brand new kitchen with modern cabinetry and countertops, slate tile flooring in the bathroom, fresh paint throughout, and all new windows. The main floor offers two spacious bedrooms, including a primary with a walk-in closet, and a full bathroom with a bathtub. The bright living room features unique lighting and views of the landscaped yard. Upstairs, the cozy loft is ideal for a teen retreat, home office, or creative space. The finished basement features hardwood flooring, a large family area perfect for movie nights, and a new washer and dryer. All new stainless steel appliances are included. Sitting on a double lot, the home occupies one lot, leaving the second available for future development. There's a large backyard, back alley access, and RV parking.