

**RE/MAX**  
GRANDE PRAIRIE



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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 (68 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; 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!